Agenda
City of Cocoa
Regular Meeting

April 14, 2026
6:00 PM
65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of April 14, 2026.
2. Minutes: Regular Meeting of December 9, 2025.
3. Minutes: Regular Meeting of January 13, 2026.
4. Minutes: Regular Meeting of February 10, 2026.

III. Awards and Presentations:

1. Recognize the 2025/26 Citizens Academy Graduates.
2. Recognition of Fire Lieutenant Raymond Rivers
3. Elevate Brevard Presents March to Graduation
4. Council Approval to Recognize April 12 - 18, 2026 National Public Safety Telecommunicators Week
5. Proclamation: Recognizing April 19 - 25, 2026, as Administrative Professionals Week.
6. Proclamation recognizing the month of April as Fair Housing Month.
7. Proclamation recognizing April as "Water Conservation Month".

IV. Delegations:

In accordance with the City Council’s rules and procedures, residents or tax-payers of the City (upon any subject of general or public interest), City employees

(regarding his/her employment), water and sewer customers (on matters related to the City's water and/or sewer system), and any person on any item on the agenda (except Emergency items, Ministerial items, Quasi-judicial items, and Public Hearing items), may address the City Council under Delegations by filling out a speaker card. Speaker cards are located in the Council Chamber lobby and should be provided to the City Clerk. Please observe the time limit of three (3) minutes while speaking under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by Council.

V. Consent Agenda:

1. Approve a resolution amending the FY 2026 Budget, BAF 26-032-IFT, to transfer accumulated cash balances from interest earned in certain funds to each respective "master" fund, as well as use Stormwater contingency to provide budget for the interdepartmental billing for water/sewer use in the Stormwater fund.

2. Approve a Resolution amending the FY2026 Budget and BAF #26-054-A for the use of Fund balance to fund the training costs for Fire and Emergency Medical Technician Course (EMT) Academies for up to two High School Students. Approve changes to the FY2026 Pay Plan to add new job titles.

3. Approval for Councilwoman Koss to attend the FLC 2026 Leadership Class.

4. Authorize the City Manager to Execute Task Order 2026-66 with Jacobs Engineering Group, Inc. for Engineering Services for Improvements to the Ozone System at the Dyal Water Treatment Plant.

5. Approve Task Order No. 2026-67 to Jacobs Engineering Inc. for Services During Construction for the Dyal Water Treatment Plant Carbon Dioxide System Replacement Project (WS23BR)

6. Approve Resolution 2026-024, Extending a State of Emergency due to a technological incident affecting the City of Cocoa's critical technological infrastructure.

7. To consider approval of a multi-year contract between the School Board of Brevard County, Emma Jewel, and the City of Cocoa for the renewal of four (4) school resource officers for the school year 2026-2027, beginning July 1, 2026, and ending June 30, 2027, and authorize the City Manager and City Attorney to finalize and execute the contracts with the Brevard County School Board and Emma Jewel.

VI. Public Hearings:

1. Council Consideration and Public Comment on the Use of the FY2025 Edward Memorial Justice Assistance Grant (JAG) Grant Program — Local Solicitation

in the amount of $18,159, and authorize the Grants Writer to submit the City's Application

2. Sanctuary at Cocoa Townhomes Development Agreement, Preliminary Plat, and Large-Scale Site Plan. (POSTPONED)

3. Cirrus PUD Amendment, Plat, and Development Agreement (POSTPONED)

4. M-2 ZTA Large-Scale Commercial Recreation Centers and Gym and Fitness - 3095 Grissom Pkwy

5. Ordinance 01-2026: Grissom Parkway 46 Acres Annexation

6. Ordinance 02-2026: Grissom Parkway 46 Acres Future Land Use Map Amendment

7. Ordinance 03-2026: Grissom Parkway 46 Acres Zoning Map Amendment

8. Cocoa Village Bay Estates Large-Scale Site Plan, Preliminary Plat

VII. Council Business:

1. Consider the appointment of Richard Cravens Jr. to fill one Alternate Member Vacancy on the Planning and Zoning Board.

2. Consider the appointment of Mary Jane Neff to fill one Regular Member Vacancy on the Police Pension Board.

VIII. City Business:

IX. Informational Agenda:

1. In accordance with the Financial Operations Manual (FOM) the City Manager shall submit to City Council in the form of an agenda item any approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager’s spending authority.

2. In accordance with City Code, Section 2-74, at the beginning of each month during the fiscal year, the City Manager shall submit to City Council data showing the relation between the estimated and actual income and expenses to date.

3. FY 2026 February Budget Adjustment Report

4. FY 2026 March Budget Adjustment Report

5. In accordance with City Code, Section 2-74, at the beginning of each month during the fiscal year, the City Manager shall submit to City Council data

showing the relation between the estimated and actual income and expenses to date.

6. In accordance with the Financial Operations Manual (FOM) the City Manager shall submit to City Council in the form of an agenda item any approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority.

X. Reports:

XI. Adjournment:

XII. Notice to the Public:

This is a public meeting. All interested parties may attend in person. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov. Additionally, interested persons may view or listen to the meeting electronically at the following internet sites:

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Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

Although members of the public are entitled to be heard by the City Council on certain items on the meeting agenda pursuant to the City Council Rules of Procedure, members of the public are not entitled to an immediate response by either administrative staff members or Council; however, the City Council or administrative staff may provide a response at their discretion. When presenting before the City Council, all comments or questions should be directed to the

Mayor or the chair of the meeting. Comments or questions should not be made directly to administrative staff without permission from the Mayor or chair.

Public debate by individual speakers from the audience on public hearing items shall be limited to three (3) minutes. Applicants or representatives of recognized groups with special interests in a matter shall be limited to ten (10) minutes; and total debate on a single issue shall be limited to thirty (30) minutes. Only one presentation per person per item shall be allowed.

A Council member may add an item to the agenda during the meeting only at the time the agenda is approved. If the item requires action by the Council, then it may be added to the agenda by an affirmative vote of the Council, and written documentation must be submitted at the time the item is added to the agenda. Matters may also be raised by the Council, City Manager or City Attorney under reports and acted upon by the City Council.

This agenda is posted on the Municipal Bulletin Board and at the Central Brevard Library and Reference Center in Cocoa for public review.

CITY COUNCIL AGENDA ITEM

Memo Date:	March 17, 2026
Agenda Date:	April 14, 2026
File ID:	2026-196
Prepared By:	Monica Arsenault, City Clerk
Through:	Stockton Whitten, City Manager
Requested Action:	Approve the April 14, 2026 Regular City Council meeting as written or with amendments.

BACKGROUND:
N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Approve the April 14, 2026 Regular City Council meeting as written or with amendments.

Agenda
City of Cocoa
Regular Meeting

April 14, 2026
6:00 PM
65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of April 14, 2026. (2026-196).
2. Minutes: Regular Meeting of December 9, 2025. (2026-197).
3. Minutes: Regular Meeting of January 13, 2026. (2026-264).
4. Minutes: Regular Meeting of February 10, 2026. (2026-266).

III. Awards and Presentations:

1. Recognize the 2025/26 Citizens Academy Graduates. (2026-260). (Comm. & Economic Development Director)
2. Recognition of Fire Lieutenant Raymond Rivers. (2026-263). (HR/Fire Chief)
3. Elevate Brevard Presents March to Graduation. (2026-259). (Shayla Smith, Elevate Brevard)
4. Council Approval to Recognize April 12 - 18, 2026 National Public Safety Telecommunicators Week. (2026-211). (Police Chief)
5. Council Approval to Recognize April 19 - 25, 2026, as Administrative Professionals Week. (2026-218). (City Manager)
6. Proclamation recognizing the month of April as Fair Housing Month. (2026-261). (Councilmember Weeks)
7. Proclamation recognizing April as "Water Conservation Month". (2026-262). (Utilities Director)

IV. Delegations:

In accordance with the City Council's rules and procedures, residents or tax-payers of the City (upon any subject of general or public interest), City employees (regarding his/her employment), water and sewer customers (on matters related to the City's water and/or sewer system), and any person on any item on the agenda (except Emergency items, Ministerial items, Quasi-judicial items, and Public Hearing items), may address the City Council under Delegations by filling out a speaker card. Speaker cards are located in the Council Chamber lobby and should be provided to the City Clerk. Please observe the time limit of three (3) minutes while speaking under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by Council.

V. Consent Agenda:

1. Approve a resolution amending the FY 2026 Budget, BAF 26-032-IFT, to transfer accumulated cash balances from interest earned in certain funds to each respective "master" fund, as well as use Stormwater contingency to provide budget for the interdepartmental billing for water/sewer use in the Stormwater fund. (2026-13). (Utilities Director)

2. Approve a Resolution amending the FY2026 Budget and BAF #26-054-A for the use of Fund balance to fund the training costs for Fire and Emergency Medical Technician Course (EMT) Academies for up to two High School Students. Approve changes to the FY2026 Pay Plan to add new job titles. (2026-163). (HR Director)

3. Approval for Councilwoman Koss to attend the FLC 2026 Leadership Class. (2026-220). (Councilmember Koss)

4. Authorize the City Manager to Execute Task Order 2026-66 with Jacobs Engineering Group, Inc. for Engineering Services for Improvements to the Ozone System at the Dyal Water Treatment Plant. (2026-221). (Utilities Director)

5. Approve Task Order No. 2026-67 to Jacobs Engineering Inc. for Services During Construction for the Dyal Water Treatment Plant Carbon Dioxide System Replacement Project (WS23BR). (2026-247). (Utilities Director)

6. Approve Resolution 2026-024, Extending a State of Emergency due to a technological incident affecting the City of Cocoa's critical technological infrastructure. (2026-265). (City Manager)

7. To consider approval of a multi-year contract between the School Board of Brevard County, Emma Jewel, and the City of Cocoa for the renewal of four (4) school resource officers for the school year 2026-2027, beginning July 1, 2026, and ending June 30, 2027, and authorize the City Manager and City Attorney

to finalize and execute the contracts with the Brevard County School Board and Emma Jewel. (2026-223). (Police Chief)

VI. Public Hearings:

1. Council Consideration and Public Comment on the Use of the FY2025 Edward Memorial Justice Assistance Grant (JAG) Grant Program — Local Solicitation in the amount of $18,159, and authorize the Grants Writer to submit the City's Application. (2026-241). (Police Chief)

2. Sanctuary at Cocoa Townhomes Development Agreement, Preliminary Plat, and Large-Scale Site Plan. (POSTPONED). (2026-181). (Planner)

3. Cirrus PUD Amendment, Plat, and Development Agreement (POSTPONED). (2026-182). (Planner)

4. M-2 ZTA Large-Scale Commercial Recreation Centers and Gym and Fitness - 3095 Grissom Pkwy. (2026-184). (Planner)

5. Ordinance 01-2026: Grissom Parkway 46 Acres Annexation. (2026-251). (Planner)

6. Ordinance 02-2026: Grissom Parkway 46 Acres Future Land Use Map Amendment. (2026-215). (Planner)

7. Ordinance 03-2026: Grissom Parkway 46 Acres Zoning Map Amendment. (2026-214). (Planner)

8. Cocoa Village Bay Estates Large-Scale Site Plan, Preliminary Plat. (2026-183). (Planner)

VII. Council Business:

1. Consider the appointment of Richard Cravens Jr. to fill one Alternate Member Vacancy on the Planning and Zoning Board. (2026-222). (City Clerk)

2. Consider the appointment of Mary Jane Neff to fill one Regular Member Vacancy on the Police Pension Board. (2026-242). (City Clerk)

VIII. City Business:

IX. Informational Agenda:

1. In accordance with the Financial Operations Manual (FOM) the City Manager shall submit to City Council in the form of an agenda item any approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager’s spending authority. (2026-226). (Finance Director)

2. In accordance with City Code, Section 2-74, at the beginning of each month during the fiscal year, the City Manager shall submit to City Council data showing the relation between the estimated and actual income and expenses to date. (2026-227). (Finance Director)

3. FY 2026 February Budget Adjustment Report. (2026-228). (Finance Director)

4. FY 2026 March Budget Adjustment Report. (2026-229). (Finance Director)

5. In accordance with City Code, Section 2-74, at the beginning of each month during the fiscal year, the City Manager shall submit to City Council data showing the relation between the estimated and actual income and expenses to date. (2026-230). (Finance Director)

6. In accordance with the Financial Operations Manual (FOM) the City Manager shall submit to City Council in the form of an agenda item any approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority. (2026-231). (Finance Director)

X. Reports:

XI. Adjournment:

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such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

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CITY COUNCIL AGENDA ITEM

Memo Date:	March 17, 2026
Agenda Date:	April 14, 2026
File ID:	2026-197
Prepared By:	Lori Chabot, Recording Secretary
Through:	Monica Arsenault, City Clerk
Requested Action:	Approve the December 9, 2025 Regular City Council meeting minutes as written or with amendments.

BACKGROUND:
N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Approve the December 9, 2025 Regular City Council meeting minutes as written or with amendments.

MINUTES
City of Cocoa
Regular Meeting of The City Council

December 9, 2025

A Regular City Council Meeting was held on Tuesday, December 9, 2025, 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 6:03 p.m.

Deputy Mayor Weeks provided the invocation, and members from Cocoa Youth 14U Football led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Patricia Weeks	Deputy Mayor
	Alex Goins	Councilmember
	Lavander Hearn	Councilmember
	Lorraine Koss	Councilmember
	Kristin Eick	City Attorney
	Stockton Whitten	City Manager
	Lori Chabot	Recording Secretary

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Abby Morgan, Public Works Director; Rebecca Bowman, Finance Director; Charlene Neuterman, Community Services Director; Jonathan Lamm, Fire Chief; Evander Collier, Police Chief; Katie Ennis, Utilities Director; Samantha Senger, Communications and Economic Development Director; Lorne Stinnett, HR Director; Mitch Lawyer, Interim Chief Technology Officer; and Dalyn Sims, Helpdesk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of December 9, 2025. (2025-799).

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve the December 9, 2025 Regular City Council meeting agenda with an amendment to add to Awards and Presentations Item III.2, a proclamation for the Cocoa 14U Youth Football Team, and to add a walk on item to City Business, Item VIII.3, a request to review and approve developer's proposed revisions to the residential architectural elevations for the Winward Preserve PUD.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Minutes: Regular Meeting of September 23, 2025. (2025-800).

*** MOTION by Deputy Mayor Weeks; Seconded by Councilman Hearn to approve the minutes for the September 23, 2025 2nd Budget Hearing of the City Council as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations:

1. Proclamation: National Homeless Persons' Memorial Day. (2025-1160).

2. Proclamation: Recognizing the Cocoa Tigers 14U Youth Football Team.

IV. Delegations:

Aleck Greenwood, 640 Brevard Ave., Cocoa, spoke regarding Waste Management and added that he thinks that staff needs to fine tune the contract agreement.

Mr. Greenwood also commented on an item to appoint a new Deputy Mayor. He shared his thoughts and requirements for the person to be selected.

V. Consent Agenda:

1. Authorize the City Manager to execute a purchase agreement with Axon Enterprise, Inc. for the procurement and implementation of three new docking stations and a redaction assistant user license for a total combined amount of $20,097.90 based off of Sourcewell Contract 101223-AXN, and to approve an amendment to the existing Axon Enterprises Inc. contract with a current annual cost of $106,985.95 for a total cost of $119,790.25 this fiscal year and a grand total of $555,027.96. Approve Budget Transfer 26-017-T. (2025-1064). (Police Chief).

2. Approve a Resolution Amending the Budget for FY26, BAF 26-018-A, for Council approval for the use of Federal Forfeiture funds in the amount of $20,000 to rehabilitate our fitness center by purchasing new fitness equipment. (2025-1063). (Police Chief)

3. Approval of a street closure for the Cape Kennedy Corvette Club. (2025-1072). (Comm. & Economic Development Director)

4. Approve a Piggyback Agreement with Vortex Services for Manhole Rehabilitation Services 10 utilizing the HGAC (Houston-Galveston Area Council) National Cooperative Purchasing Contract No. TP07-25 Effective July 1, 2025, through June 30, 2029; Approve services in the amount of $305,524 for FY26. Authorize the City Manager Execute Any Annual Renewal and Amendments Under the Original Contract. (2025-1073). (Utilities Director)

5. To Approve a Purchase Order and Agreement with S-Works Construction Corp. under Equalis Group Cooperative Contract R10-1166D (Region 10 ESC) to install a Curb Cap Adapter and Five (5) Propeller Upblast Belt Drive Exhaust Fans for HSPS1; and To Approve a Resolution Authorizing the City Manager to Approve and Execute Change Orders in an Amount Not to Exceed $10,411.39 for the total Combined Project Cost of $115,500. (2025-1074). (Utilities Director)

6. Approve Task Order #2026-09 with Myra Planning and Design for the development of multimodal transportation and land use plans and designs for the Brightline Multimodal Station District in the amount of $372,871, utilizing the Continuing Service Agreement Q-23-01-COC. Approve a contingency amount of $32,000, bringing the total authorized project cost to $404,871. Further, approve a Resolution Amending the FY26 Budget (BAF #26-027-A) and a Project Contingency Resolution.
   Authorize the City Manager to approve change orders within the approved contingency amount. (2025-1142). (Public Works Director)

7. Approve a Resolution Amending the FY26 Budget, BAF# 26-026-IFT, for $180,638 for the replacement of the Fleet Fuel Island Canopy. Authorize the City Manager to execute a Construction Agreement and Purchase Order to S-Works Construction for

$164,216, utilizing Equalis Group Procurement Contract R10-1166D. Approve a Contingency Resolution for 10% or $16,422. (2025-1155). (Public Works Director)

8. Approve the use of the Brevard County Public Entity Purchasing Cooperative (BCPEPC) Contract B-22-394-B-WH through March 9, 2026, for the purchase of petroleum products for City of Cocoa vehicles and equipment. Authorize the City Manager to execute a Change Order to Blanket Purchase Order #84101 with Palmdale Oil Company in the amount of $425,000 to cover fuel inventory purchases. (2025-1156). (Public Works Director)

9. Request approval of the Revised Fiscal Year 2026 Pay Plan. (2025-1158). (HR Director)

10. Request Council approval of an Amended and Restated Interlocal Agreement between the City of Cocoa and Cocoa CRA for the Community Policing Program. This agreement is effective in Fiscal Year 2026. Request Council approval of the Resolution amending the FY 26 Budget, BAF# 26-025-IFT2-PD-Police Overtime for $88,000. (2025-1161). (Community Services Director)

11. Approve and authorize the City Manager to execute a multi-year amendment to the vehicle and equipment parts management and supply agreement by and between Genuine Parts Company (dba NAPA Auto Parts) and the City of Cocoa, utilizing the Florida Sheriffs Association contract FSA-HCS-IBS1.0 – Integrated Business Solutions, through September 16, 2029; Approve a Blanket Purchase Order up to $800,000 to Genuine Parts Company for FY-2026 vehicle and equipment-related parts and services purchases; Approve a Purchase Order for budgeted operating expenses up to $160,500 for FY-2026; Authorize the City Manager to approve fiscal year Change Orders up to the budgeted amount for FY26. (2025-1008). (Public Works Director)

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

Councilmember Goins gave an update on the noise complaints in the Village and shared his recent discussions and wants to be sure citizens know they are being heard.

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. Public Hearings:

1. Approval of the First Addendum to the Amended and Restated Solid Waste Agreement. (2025-1141). (Comm. & Economic Development Director).

Attorney Garganese read into the record the First Reading of the item. Ms. Senger gave more information stating this is due to scrivener's errors and this will correct those.

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Hearn to approve the First Addendum to the Amended and Restated Solid Waste Agreement.**

Deputy Mayor Weeks asked about the changes and Ms. Senger provided clarification.

Mayor Blake opened the Hearing to the public.

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

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Windward Preserve Final Plat. (2025-924). (Planning/Inspire)

Eric Rausch, RVi Consultant, presented the item via a powerpoint presentation[1]. He provided a history of the property and the project and explained the zoning changes that took place over time. A review was performed for consistency with the Florida Statutes. He explained a few conditions that were added as well as HOA Covenants.

Councilmember Hearn asked about the drainage ditch on site and the developer's representative, Fred Miller, replied it was a County owned ditch and would not affect the project.

Councilmember Goins asked about the roads within the project and who maintained them. In response, Mr. Rausch explained all roads were private and not city owned.

Deputy Mayor Weeks asked about ingress and egress and Mr. Rausch provided more information.

[1] Exhibit A: Windward Preserve Presentation

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve the Final Plat for Winward Preserve.**

Mayor Blake opened the Hearing to the public.

The applicant spoke and thanked staff for their support.

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

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Request Council to approve Ordinance 13-2025 on First Reading, Approving a Non-Exclusive Natural Gas Franchise Between the City of Cocoa and Pivotal Utility Holdings, Inc. d/b/a Florida City Gas, and Consideration of Approval of the Franchise Agreement. (2025-1159). (Finance Director/City Manager)

Attorney Garganese read the title into the record.

Councilmember Koss asked about how much is generated. In response, Ms. Bowman replied six percent about every $100,000.

Deputy Mayor Weeks asked if more customers would be able to hook up to gas. In response, Ms. Bowman noted there could be potential new customers.

Mayor Blake opened the Hearing to the public.

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

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Goins to approve Ordinance 13-2025 on First Reading, Approving a Non-Exclusive Natural Gas Franchise Between the City of Cocoa and Pivotal Utility Holdings, Inc. d/b/a Florida City Gas, and Consideration of Approval of the Franchise Agreement.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. PZ 25-00200015 Michael C. Blake Subdivision Large Scale Site Plan and PZ 25-00100002 (Michael C. Blake Subdivision) Preliminary Plat. (2025-1077). (Planning)

Ms. Webster presented the item via a powerpoint presentation[2]. She provided the history of the project and shared a conceptual development plan showing elevations. She added this project aligns with the Future Land Use and Housing requirements.

Councilmember Koss asked how stormwater is being managed. Ms. Webster replied that the stormwater is being collected and diverted to the Thomas Cole Stormwater Pond.

Mayor Blake opened the Hearing to the public.

Dan Sorrow, Engineer with Mills, Short and Associates, thanked City staff for their recommendation. He added that staff were great to work with, and he appreciated the quick turnaround time.

Deputy Mayor Weeks asked if they would have a model home or if they would be sold as spec homes. He replied they would build out all 30 homes and would be seeking qualified buyers. She asked if there would be a model home and he replied they were discussing that.

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

* **MOTION by Mayor Blake; Seconded by Councilmember Goins to approve the Michael C. Blake Subdivision Large Scale Site Plan and Preliminary Plat.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

5. PZ 25-02000005 Reasonable Accommodation and Certified Recovery Residence Ordinance 12-2025 1st Reading. (2025-1076). (Planner)

Attorney Garganese read the item into the record. He also discussed the changes in Florida Statute and how they affect this item, adding that the city is to adopt a reasonable accommodations policy.

[2] Exhibit B: Michael C. Blake Subdivision Presentation

Ms. Webster presented the item via PowerPoint presentation[3]. She shared more details of the Florida Statute changes and the city zoning text amendments. She shared the definition of "Reasonable Accommodation" and how it is applied.

Deputy Mayor Weeks asked for clarification as to what the restrictions were and where they could be built. She also asked if there would be a fee and Ms. Webster explained that they were working on that.

Mayor Blake opened the Hearing to the public.

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

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Koss to approve Ordinance 12-2025 on First Reading.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VII. Council Business:

1. Consider the Reappointment of Angelia Smith and Crystal McQueen and the appointment of Amy Robinson to the Diamond Square CRA. (2025-1153). (City Manager)

Councilmember Goins stated it was an easy decision. All three of them had done a good job and were qualified.

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Goins to approve Reappointment of Angelia Smith and Crystal McQueen and the appointment of Amy Robinson to the Diamond Square CRA.**

Ms. Robinson spoke and thanked the Council.

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

[3] Exhibit C: Reasonable Accommodation Presentation

2. City Council Liaison Appointments and Appointment of the Space Coast League of Cities & Florida League of Cities Voting Delegates & Alternates for 2026. (2025-1164). (City Manager)

Mayor Blake stated he would like to keep his liaison positions.

Councilmember Goins asked about a couple of boards that no longer meet and if they could be removed.

Deputy Mayor Weeks offered Councilmember Koss the liaison position for Board of Adjustment, however she declined as she is quite busy with other boards.

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Weeks to remove the liaisons for the Police Community Relations Advisory Board, Sustainability Advisory and Utilities Advisory Board and to keep the rest of the liaison positions the same for 2026, for discussion.**

Councilmember Koss spoke to Attorney Garganese about the removals and if that could be done. He replied his understanding was to remove the liaison from those boards.

Councilmember Koss added that she feels it would be unfortunate for the citizens if there wasn't a Utility Advisory Board.

The liaison list is as follows:

- **Affordable Housing Committee – Mayor Blake**
- **Board of Adjustment – Deputy Mayor Weeks**
- **Code Enforcement Board – Deputy Mayor Weeks**
- **Diamond Square RDA – Councilman Goins**
- **Housing Authority – Mayor Blake**
- **Planning & Zoning Board – Councilman Hearn**
- **Space Coast TPO** **-Primary - Blake**
  -Alternate – Koss
- **Space Coast League of Cities** **-Primary - Blake**
  -Alternate – Koss
- **Florida League of Cities** **-Primary - Blake**
  -Alternate – Koss

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Annual Appointment of the Deputy Mayor. (2025-1165). (City Manager)

Mayor Blake opened the item and asked the Board for Nominations from each district.

Councilmember Koss nominated Ms. Weeks to continue as Deputy Mayor.

Deputy Mayor Weeks nominated herself.

Councilmember Hearn nominated himself.

Councilmember Goins nominated himself.

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to take a 10-minute recess.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Upon returning from the recess, Mayor Blake explained his rationale for his decision.

* **MOTION by Mayor Blake; Seconded by Councilmember Hearn to approve Alex Goins as the Deputy Mayor.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VIII. City Business:

1. Approve a piggyback of Stafford County, Virginia contract RFP 25005 for Grant Management Services with Merchant Mcintyre Associates using contingency in the amount of $51,000.00; Approve a Resolution Amending the FY26 Budget, BAF #2026-21-T; Authorize the City Manager to execute the contract, issue the purchase order, and approve budget modifications up to $102,000 should staff wish to continue services beyond the initial six-month trial period. (2025-1082). (Comm. & Economic Development Director)

Ms. Senger clarified the item and the tasks of the contract. The six months would be a trial period with the option to go to a full year.

Councilmember Koss would like to see an amendment to the Motion to add a progress report to come back prior to extending the six months.

City Manager Whitten stated a report could be brought back. He added that the MMA could come to the Council to answer questions and if council wants MMA to focus on certain areas for grants, that could be provided to MMA. He added staff will need to narrow down the focus that is within the comp-plan.

* **MOTION by Mayor Blake; Seconded by Councilmember Weeks to approve a piggyback contract off the Stafford County, Virginia contract RFP 25005 for Grant Management Services with Merchant Mcintyre Associates using contingency in the amount of $51,000.00; Approve a Resolution Amending the FY26 Budget, BAF #2026-21-T; Authorize the City Manager to execute the contract, issue the purchase order, and approve budget modifications up to $102,000 should staff wish to continue services beyond the initial six-month trial period. Council would like a report after the first six-month trial.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approve the Second Addendum to the Improvement Agreement and authorize the Mayor to execute the Agreement. (2025-1196). (City Manager)

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Goins to approve the Second Addendum to the Improvement Agreement and authorize the Mayor to execute the Agreement.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Request to review and approve developer’s proposed revisions to the residential architectural elevations for the Windward Preserve PUD and provide directions on whether the revised elevations remain consistent with the approvals granted on December 19, 2023 for the new City of Cocoa Planned Unit Development (PUD) under Ordinance 22-2023, including the Large-Scale Site Plan, and Preliminary Subdivision pursuant to Chapter 18 Subdivisions and Appendix A Zoning of the City Code.

Eric Rausch, RVi Consultant, presented the item via powerpoint[4]. Mr. Rausch explained the prior elevations were no longer offered and would like to share the newly proposed elevations.

The applicant, Ms. Julie Salvo, Planner at Taylor Morrison presented a powerpoint[5] with more details of the elevations, the similarities and the differences. The new lineup will have 11 plans offering more diversity, and less monotony for the residents. All exceed 1500 square feet. She scrolled through the options and said there would be two model homes to start.

Mr. Fred Miller, of Taylor Morrison, the developer, explained they have found that many people don't want elevations like the prior ones. So, they have designed their plans to appeal to current buyers. A front-porch design would be available however, at an added cost.

Councilmember Weeks asked if they were semi-custom, to which Mr. Miller replied essentially, yes. They are asking council to approve the models and they can come back and address the council's desires.

Councilmember Hearn thanked them and stated his recollection of the project was that they were going to be a higher-end product. He cannot accept these designs. He would like to see something more like the prior elevations that were approved. Mr. Miller spoke about the economics of the designs and the current market. The initial prices would start at $500 to $600, with smaller square footage.

Councilmember Hearn stated he would prefer to see everything up front.

Councilmember Weeks stated the prices for small homes is high.

Councilmember Koss commented about the porches, stating they add community engagement.

* **MOTION by Councilmember Weeks; Seconded by Mayor Blake to approve the developer's proposed revisions to the residential architectural elevations for the Windward Preserve PUD and provide directions on whether the revised elevations remain consistent with the approvals granted on December 19, 2023, for the new City of Cocoa Planned Unit Development (PUD) under Ordinance 22-2023, including the Large-Scale Site Plan, and Preliminary Subdivision pursuant to Chapter 18 Subdivisions and Appendix A Zoning of the City Code.**

[4] Exhibit D: Windward Preserve PUD Elevations Presentation

[5] Exhibit E: Taylor Morrison Presentation

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks,

NAYS: Goins, Hearn, Koss

THE MOTION FAILED (3-2)

Greg Stoll spoke with updates on SCTPO and FDOT.

IX. Informational Agenda:

1. Informational Only - The City of Cocoa's Open Board Vacancies. (2025-1172). (City Clerk)

2. Bi-Weekly Report.

X. Reports:

Samantha Senger reminded Council about the parades and the riverfront park festival which will include the tree lighting Friday night and the boat parade.

She reported on the Provost Park fitness court and suggested doing a mural there in a collage style theme and shared some ideas that other cities have done. She would prepare a survey asking for the names of people to include in the mural.

City Manager Whitten suggested allowing Council to give their input. He asked if Council could give their input at the first meeting of the new year and hold off on the survey until then.

Discussion continued among Council about the mural.

Mayor Blake suggested putting unknown faces there.

Councilmember Hearn stated they could each provide three people, and Mayor Blake agreed.

Councilmember Koss asked who would be doing the faces, designs, etc., and does it have to be people.

City Manager Whitten shared his vision is to have the face of a person and their story on the wall / mural.

Discussion continued about the shelf life of the mural and how it would be made. Councilmember Koss stated she would like to see the history captured.

City Manager Whitten offered to send Councill an example from a city in South Carolina.

It was decided that each Councilmember will provide 3 choices for the mural at the first January meeting.

On Wednesday, December 10, pictures with Santa, Mrs. Claus and the elves will be offered at City Hall. This event supports the food drive as well, and residents are asked to bring canned food items.

Councilmember Weeks asked Council to arrive early to visit the Departments to thank staff.

Chief Lamm gave an update of the Fire Academy and recent graduates.

Additionally, on November 15, he reported that they did a large-scale training with Bright Line.

Chief Lamm also wished to thank Pam Shaia and the Women's Club for their work to help provide food and turkey donations for the Thanksgiving Holiday.

Lastly, he shared how grateful he was for getting through hurricane season without a hurricane.

Councilmember Koss provided a report that included photos of events she recently attended, including one at Family Promise of Brevard, Orchid Lakes, Music on the Promenade, a VAYA event and the Florida League of Cities Conference.

Councilmember Weeks stated she has received complaints about Windward construction and lack of traffic control.

She also shared photos from the Florida League of Mayors conference.

Lastly, she showed photos of the Tiny Village that staff put together and City Manager Whitten thanked Zoie Badalov, Tsusako Worrells and Monique Drew from Finance for all of their work on the project.

Councilmember Hearn shared photos from the Cocoa High Semi Finals, photos from the food drive, and Clearlake Isles.

Councilmember Goins reported on a turkey give-away where they were able to feed 51 families. He also attended an event at Palm Bay's Eastern Florida State College campus to talk about Financial Literacy where 50 teens attended and learned about finances, stocks, etc.

He shared pictures from the Sharing Center who feed 45-50 people daily and he shared that he volunteers there on Thanksgiving.

Lastly, he shared that the MLK weekend event in 2026 will be several days with multiple events and a parade.

Mayor Blake shared photos of the Salt Lake City Council Chambers, the National League of Cities Conference, the VAYA event, a Toy Drive with Cocoa Police Department, and the Space Coast League of Cities dinner.

* **MOTION by Councilmember Weeks; Seconded by Deputy Mayor Goins to adjourn the Regular meeting of December 9, 2025.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 9:43 p.m.

_____

Michael C. Blake, Mayor

ATTEST:

_____

Monica Arsenault, City Clerk
(Transcribed by Lori Chabot, Recording Secretary

Windward Preserve – Final Plat

City of Cocoa: City Council Meeting

December 9, 2025

Agenda

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



Inspire
PLACEMAKING COLLECTIVE

Location

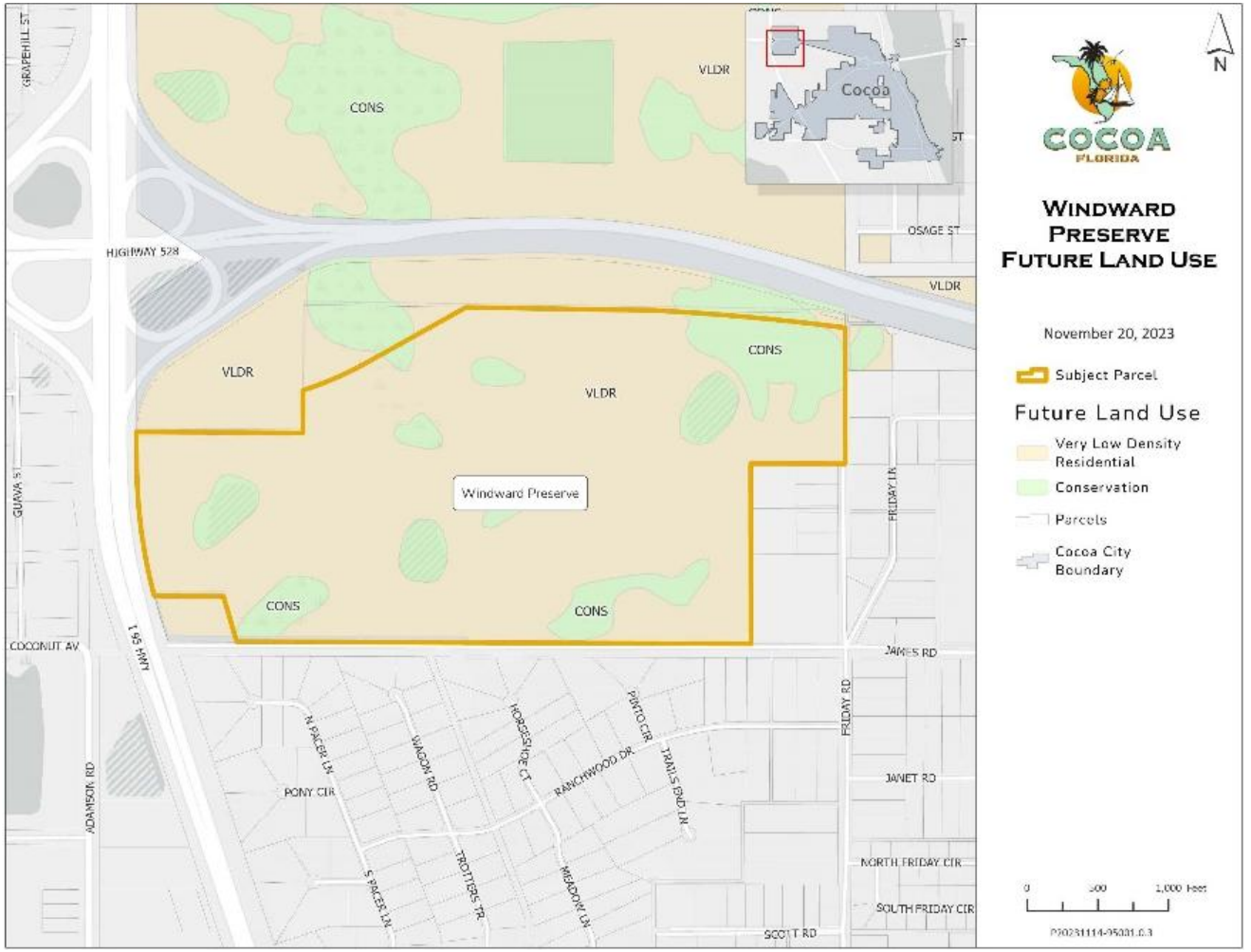
- South of State Road 528 Beachline Expressway
- East of Interstate 95
- 212.2 acres



Inspire
PLACEMAKING COLLECTIVE

Existing Conditions

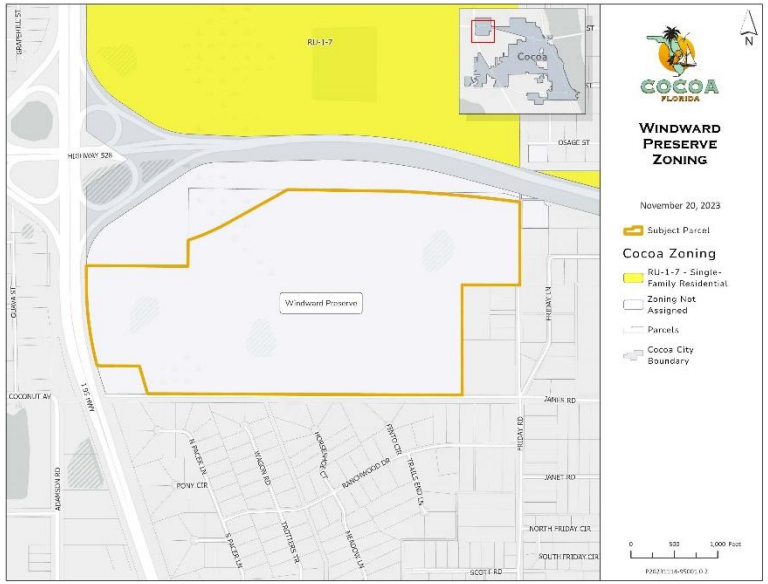
- FLUM: Very Low Density Residential / Conservation
- Allows consideration of up to 4 DU / acre
- Zoning: Planned Unit Development (Windward Preserve)

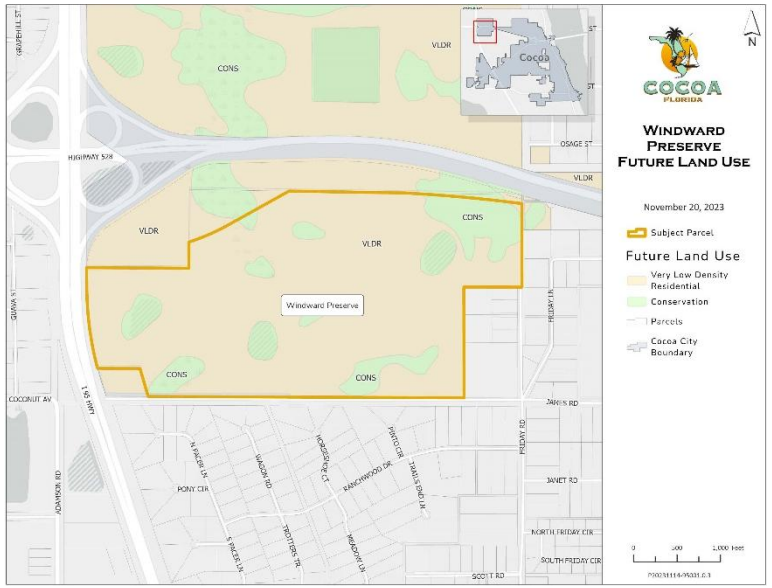


Inspire PLACEMAKING COLLECTIVE

Existing Conditions

Overview of Surrounding Area:			
	Future Land Use Designations	Zoning Districts	Land Uses
North	Very Low Density Residential / Conservation (City)	General Use (Brevard County)	Retention Ponds / Brightline Railroad Tracks
South	RES 1 (Brevard County)	RR-1 Rural Residential (Brevard County)	Single-Family Residential
East	RES 1 (Brevard County)	RR-1 Rural Residential (Brevard County)	Single-Family Residential / Vacant Land
West	RES 1:2.5 (Brevard County)	AU Agricultural Residential and GU General Use (Brevard County)	Interstate 95 / Vacant Land / Single-Family Residential (West of I-95)





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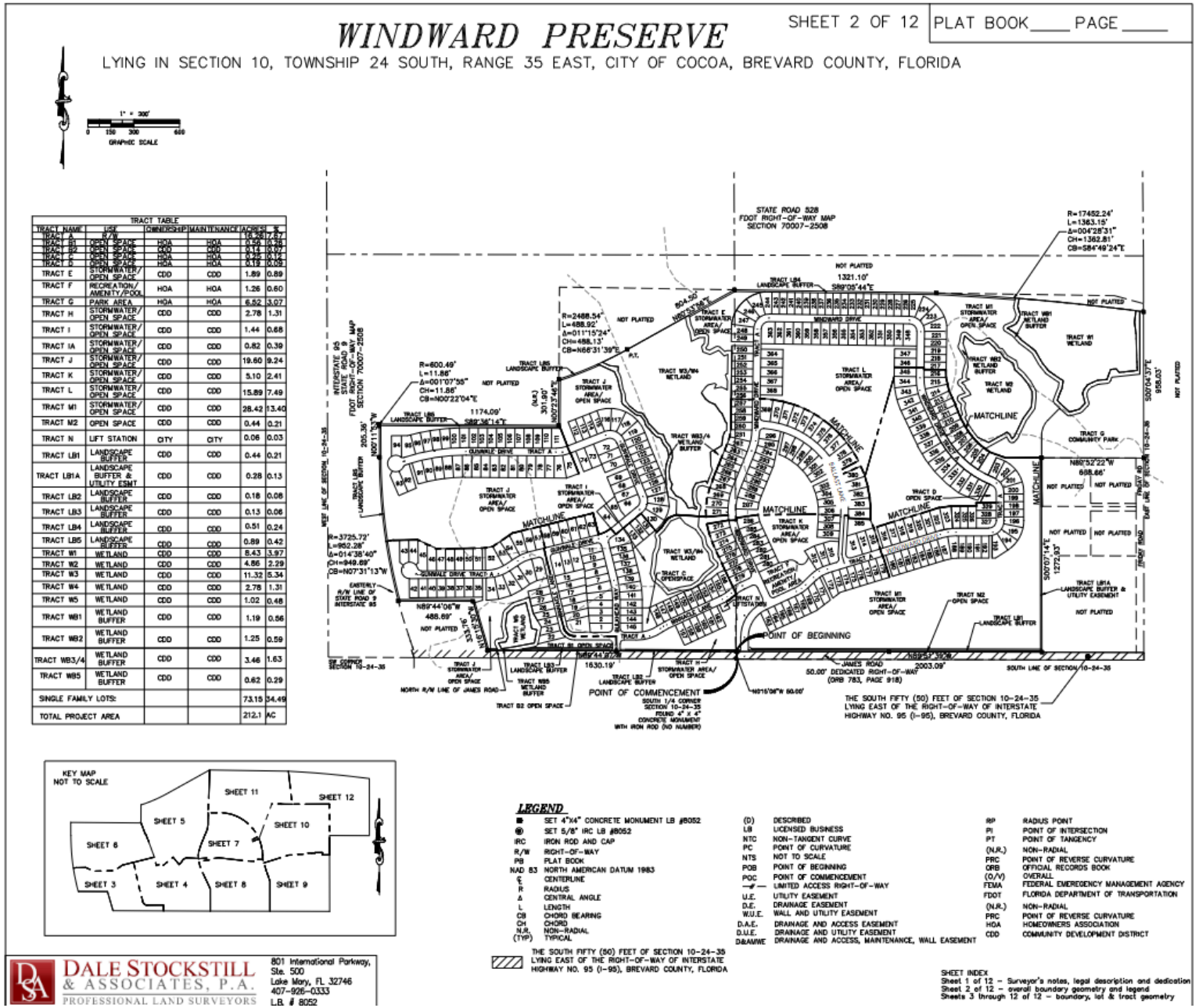
PLACEMAKING COLLECTIVE

Request

- Final Plat for 385 single-family lots with tracts for infrastructure to include right-of-way, recreation, open space, wetlands, wetland buffers, and stormwater



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Request

Proposed Ownership / Maintenance Responsibilities

Tract	Ownership	Maintenance
Right-of-Way	HOA	HOA
Landscape Buffers	CDD	CDD
Open Space	HOA / CDD	HOA / CDD
Recreation/Pool/Amenity	HOA	HOA
Stormwater Areas	CDD	CDD
Drainage / Utility Easements	CDD	CDD
Community Park	HOA	HOA
Lift Station	City of Cocoa	City of Cocoa
Wetlands / Buffers	CDD	CDD

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PLACEMAKING COLLECTIVE

History

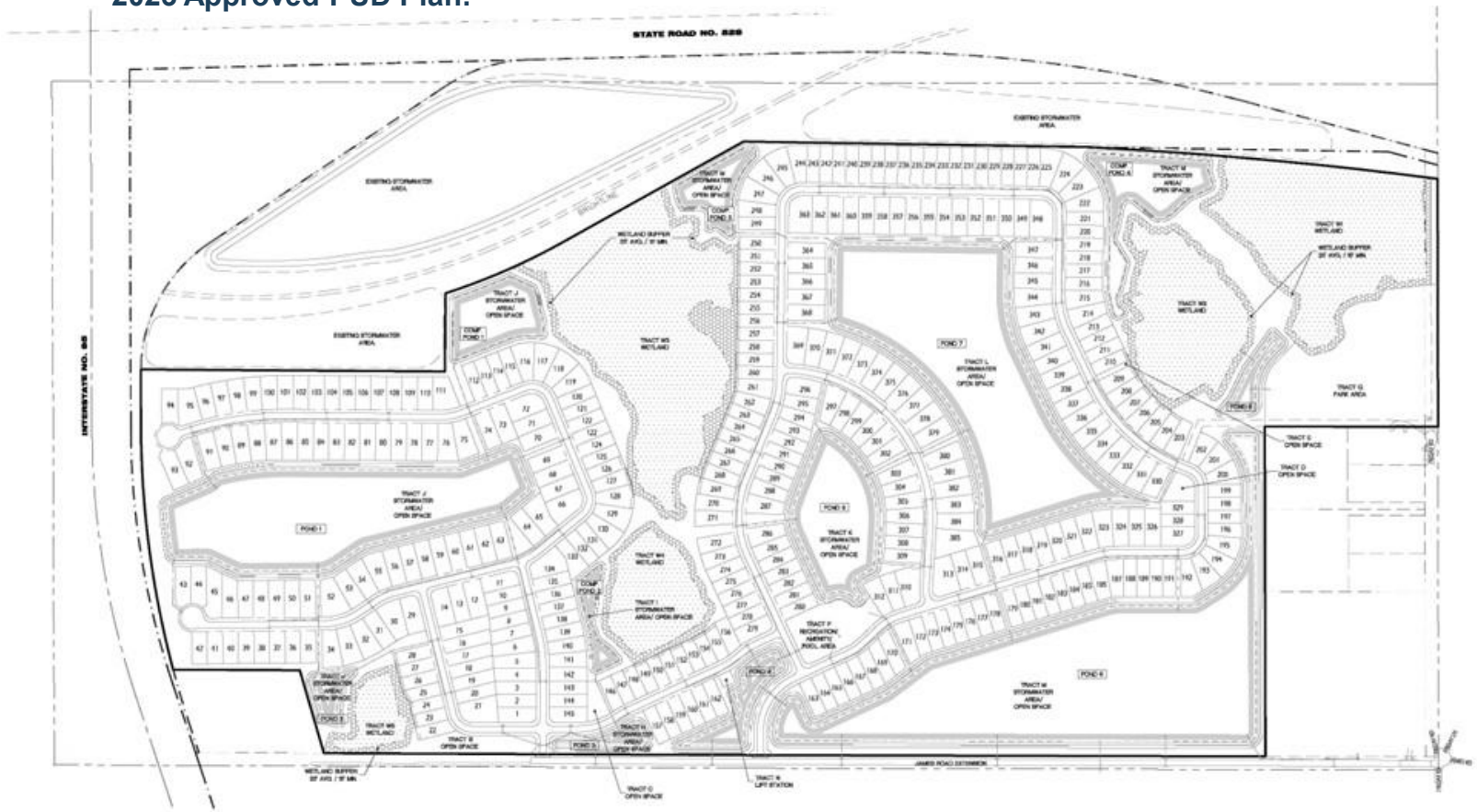
- **2004** - Project originally annexed into the City of Cocoa, Ordinance 31-2004
- **2004** - Brevard County filed a Writ of Certiorari to challenge the annexation
- **2005** - Cocoa and the Hagen-Nicolson Properties, LLC entered into a Preceding Development Agreement which would allow the annexation in exchange for development rights and City services
- **2006** - Agreement was amended to change development entity, Barrera Shores, LLC
- **2008 -** The County and City entered into a Stipulated Settlement Agreement which contained provisions related to density, buffering, access and traffic calming
- **2022** - The City and Beachline Partners, LLC entered into Settlement Implementation Agreement that detailed more specific requirements for this development
- **2023** – City approved the PUD rezoning, large-scale site plan, and preliminary subdivision
- **2024** – Final engineering plans approved by the City

History

Summary of Prior Approvals

- **2004 – 2022:** Annexation, Agreements
- **2023:** PUD rezoning, large-scale site plan, and preliminary subdivision
- **2024**: Final engineering plans, SJRWMD permit, Interlocal Agreement Regarding James Road Segment

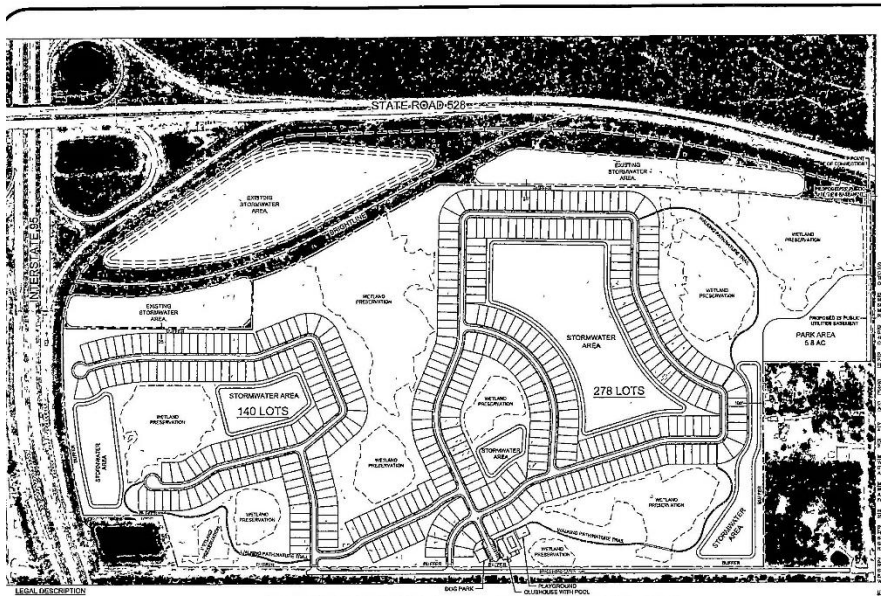
2023 Approved PUD Plan:



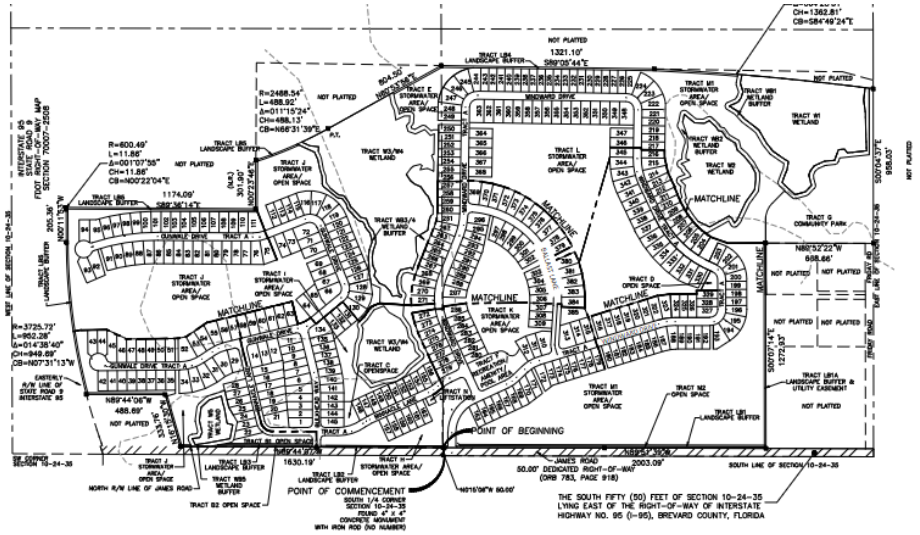
Findings

- Layout is consistent with the layout previously approved by the City in the 2022 Settlement Implementation Agreement, the 2023 PUD and PSPs, and approved engineering plans
- City Surveyor has determined that it is consistent with Chapter 177, F.S.

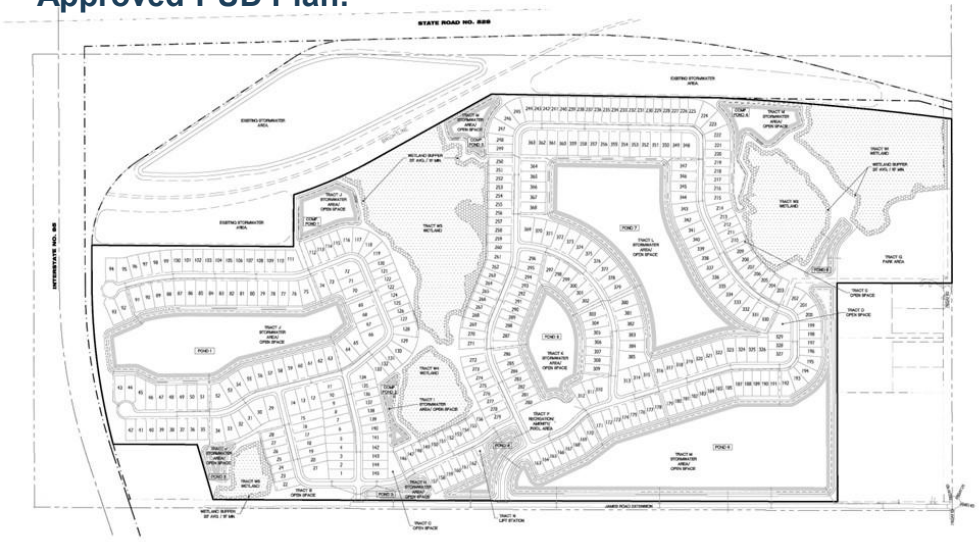
2022 Settlement Implementation Agreement Plan:



Proposed Final Plat:



Approved PUD Plan:



Inspire PLACEMAKING COLLECTIVE

Recommendation

Staff is recommending approval of the Final Plat, subject to the following conditions:

Plat

1. The FPL easement must be labeled with the Book and Page on the southern boundary of the plat. ORB 10412, Page 2835.

2. On the Tract Table on Page 2, include the ownership and maintenance entity for Tract A (roads).

3. **Revise the utility easement adjacent to the eastern boundary of the plat to a new landscape buffer tract.**

Recommendation

Staff is recommending approval of the Final Plat, subject to the following conditions:

HOA Covenants

1. Exhibit E, which is a listing of tracts and maintenance responsibility must be updated to match the Tract Table on the plat.

2. Resolve all conflicts between the covenants and the plat regarding the maintenance responsibility for buffers, irrigation systems, and streetlights to the satisfaction of the City Attorney.

3. Page 51 – Resolve highlighted footnote.

4. Fill in all blanks in Articles of Incorporation.

Recommendation

Staff is recommending approval of the Final Plat, subject to the following conditions:

Additional Conditions

1. Provide an executed letter of credit in a form acceptable to the City Attorney based on the most recent engineer's estimate.

2. Provide an executed conservation easement for all of the wetland and wetland buffer tracts, which shall be recorded simultaneously with the final plat.

CITY COUNCIL MEETING

DECEMBER 9, 2025



COCOA
FLORIDA

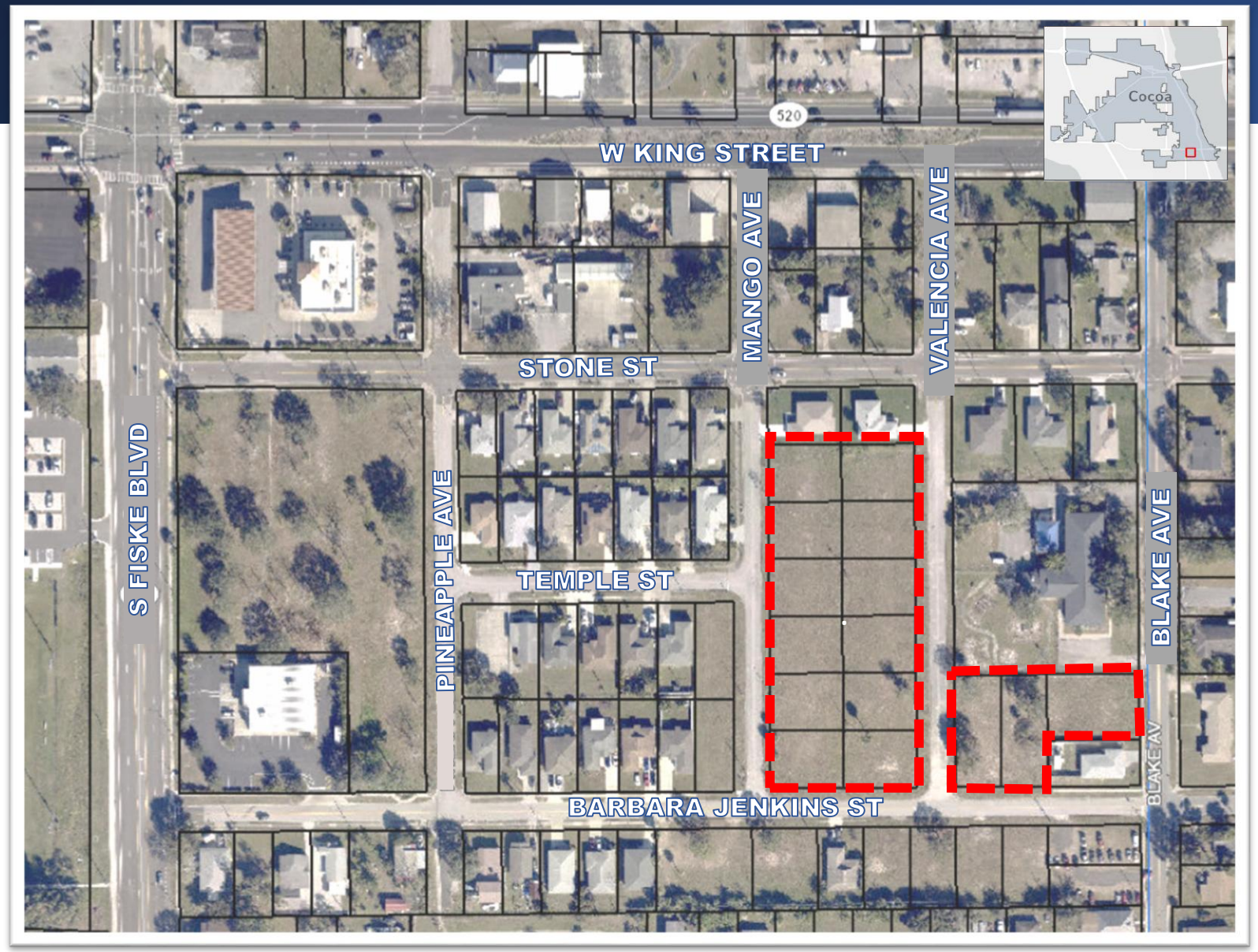
Michael C. Blake Subdivision
Large Scale Site Plan and Preliminary Plat

To construct affordable housing in the Michael C. Blake Subdivision in Cocoa, Florida, Diamond Square CRA, for potential homeowners classified as either very-low, low, or moderate-income persons as defined in Florida Statutes and the U.S. Department of Housing and Urban Development, for the development of fifteen (15) existing parcels of real property into thirty (30) affordable, single-family homes.

COCOA FLORIDA

Location Map

COCOA
FLORIDA



Lennar Homes (Developer)
Rafael Nelson, Anna Myers
3931 RCA Blvd, Suite 3105
Palm Beach Gardens, FL 33410

Engineer: Mills, Short & Associates

Project Location:

Diamond Square CRA

Mango Ave, Valencia Ave, & Blake Ave

between

Barbara Jenkins St & Stone St

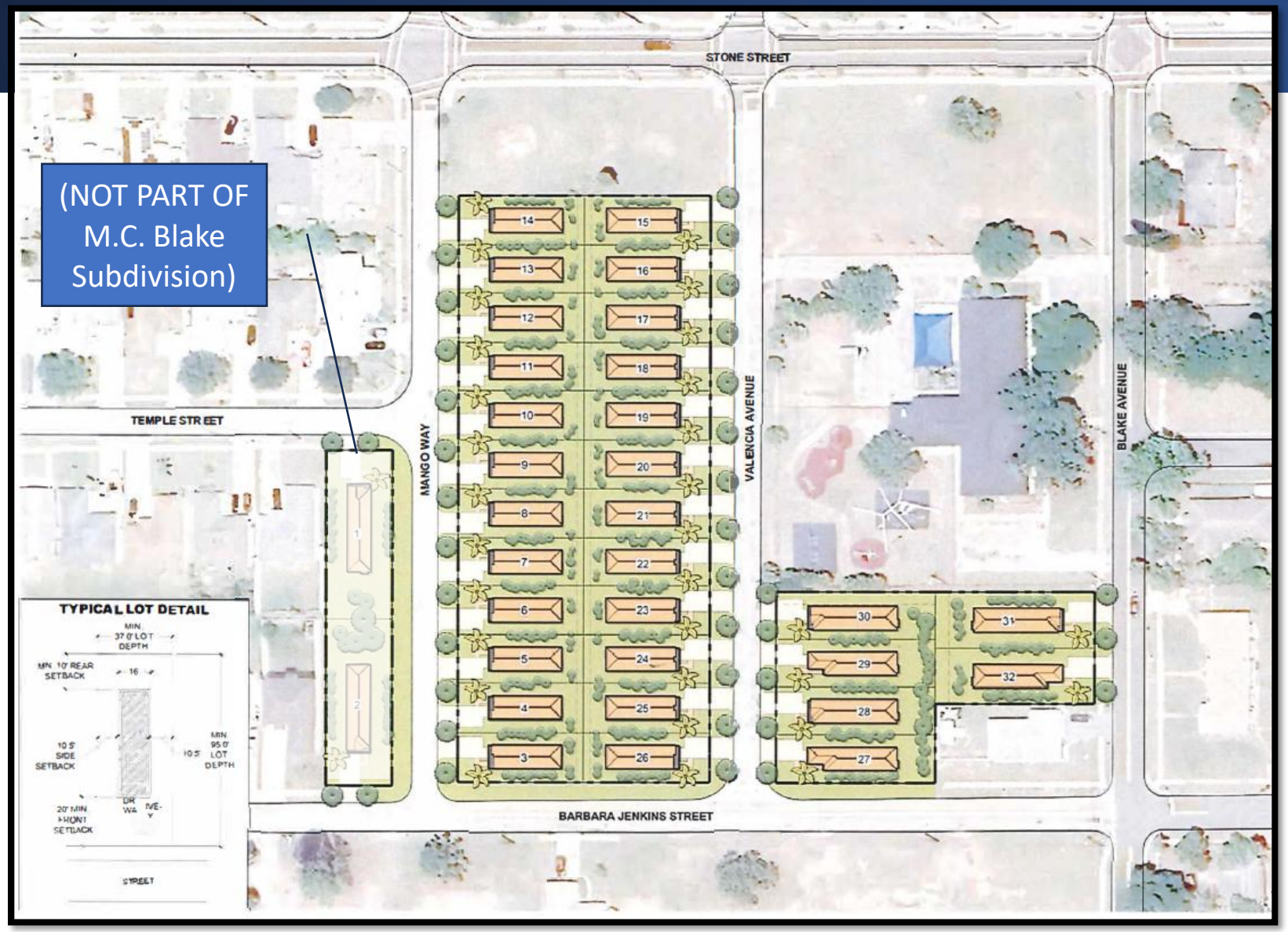
PROJECT HISTORY

COCOA
FLORIDA

- In **September of 2024**, the City published a **Request for Proposal** for the redevelopment of this Property into affordable single-family housing to further the Diamond Square Community Redevelopment Plan objectives.
- In **October of 2024**, Lennar Homes submitted a proposal to develop the Property, and the City Council selected Lennar Homes for further negotiation of a **Development Agreement** that established guidelines and parameters for the development of the Property.
- On **April 22, 2025**, City Council approved the **Concept Plan, Development Agreement** and **Purchase and Sale Agreement** for the Michael C. Blake Subdivision.
- On **June 23, 2025**, Lennar submitted the **Site Plan and Preliminary Plat** for review and approval by City Staff.
- On **December 3, 2025**, Planning and Zoning Board unanimously recommended that City Council APPROVE the **Site Plan and Preliminary Plat.**

Conceptual Development Plan

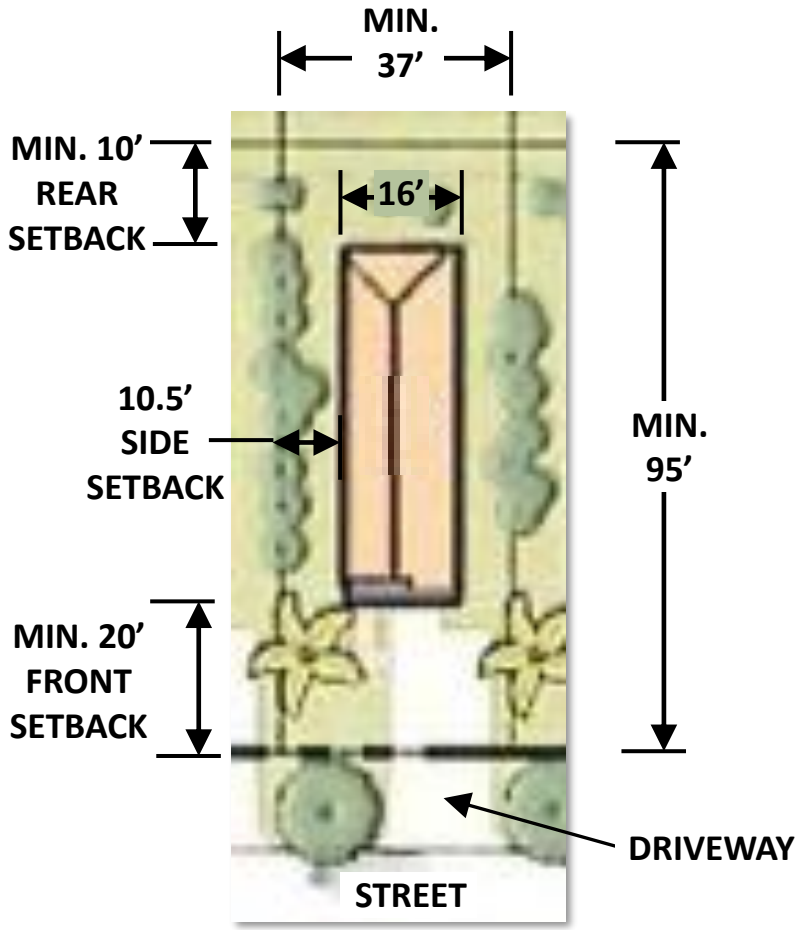
COCOA
FLORIDA



- 3 Floor Plans
- 9 Different Elevations
- 3 or 4 Bedrooms (2nd Floor)
- 2.5 Bathrooms
- 2-Stories
- 16’ Wide Homes

Conceptual Development Plan Variances

COCOA
FLORIDA



TYPICAL LOT DETAIL

Variances Granted

A) Min. Lot size: 7,500 SF → 3,515 SF

B) Min. Lot Width: 75’ wide → 37’ wide

C) Min. Lot Depth: 100’ deep → 95’ deep

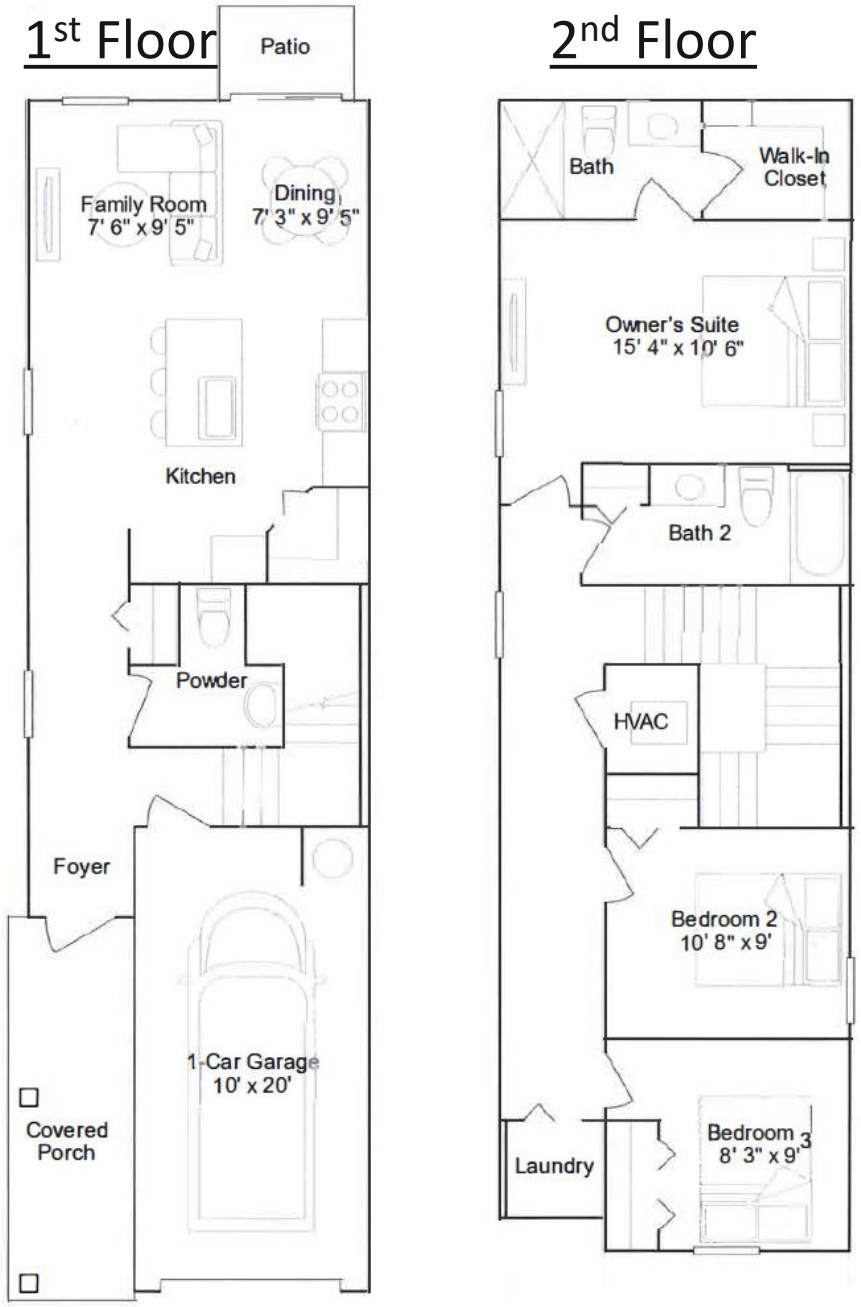
D) Max. Lot Coverage > 30%
(not to exceed max. impervious area of 70%)

Setbacks:

Min. 10’ Rear Setback

Min. 20’ Front Setback

10.5’ Side Setback



Serving our community with P.R.I.D.E!

A



B



C

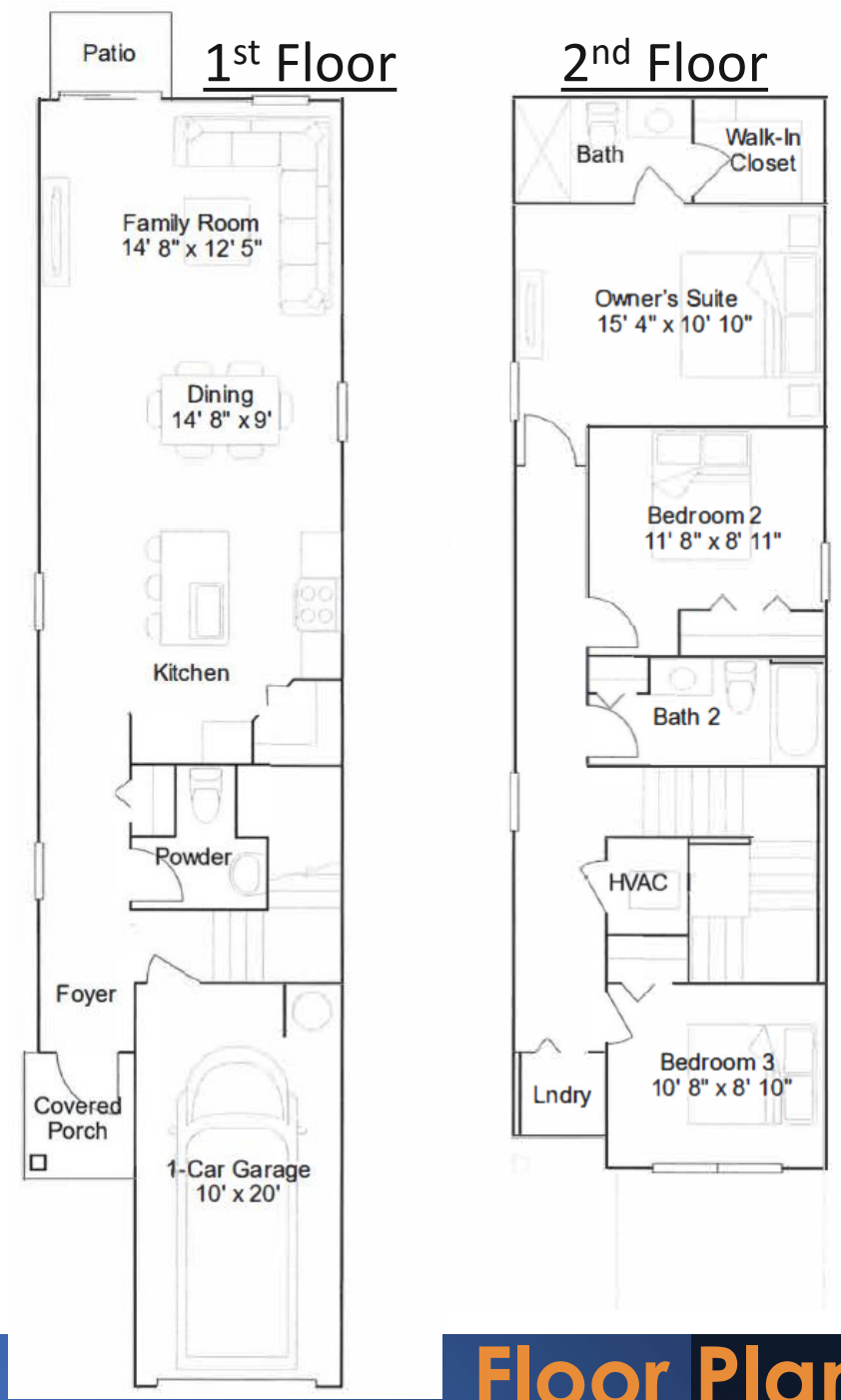


1,295 SF

3 BR

2.5 Bath

Floor Plan & Elevation – "Breeze"



Serving our community with P.R.I.D.E!







1,524 SF

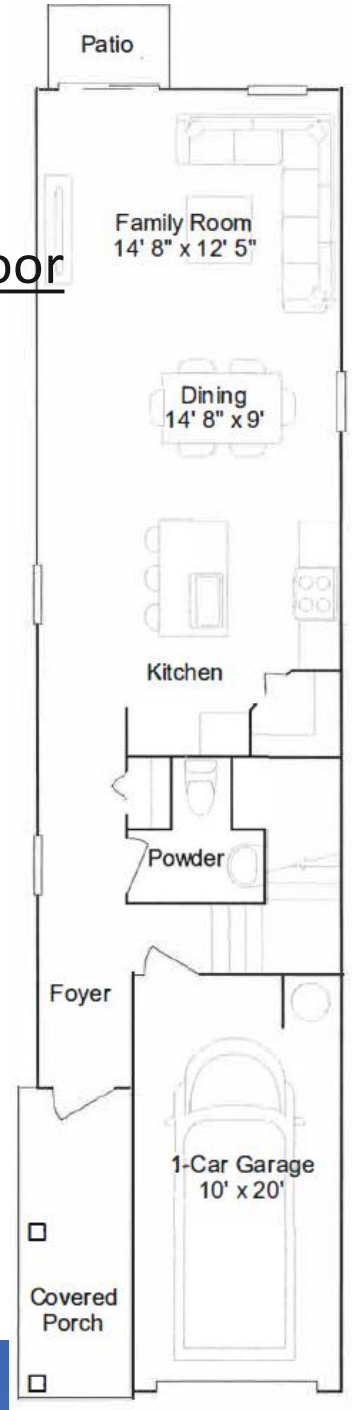
3 BR

2.5 Bath

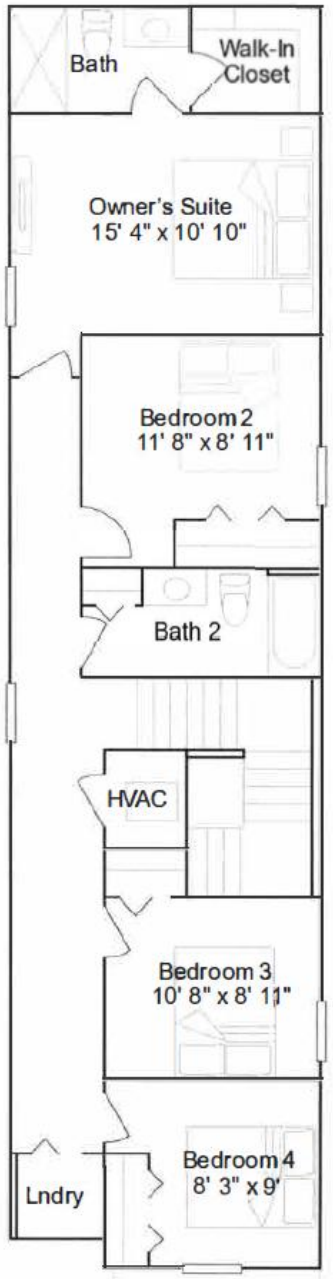
Floor Plan & Elevation – "Cypress"

Serving our community with P.R.I.D.E!

1st Floor



2nd Floor



A



B



C



1,684 SF

4 BR

2.5 Bath

Floor Plan & Elevation – "Element"

Requested Enhancements

COCOA
FLORIDA

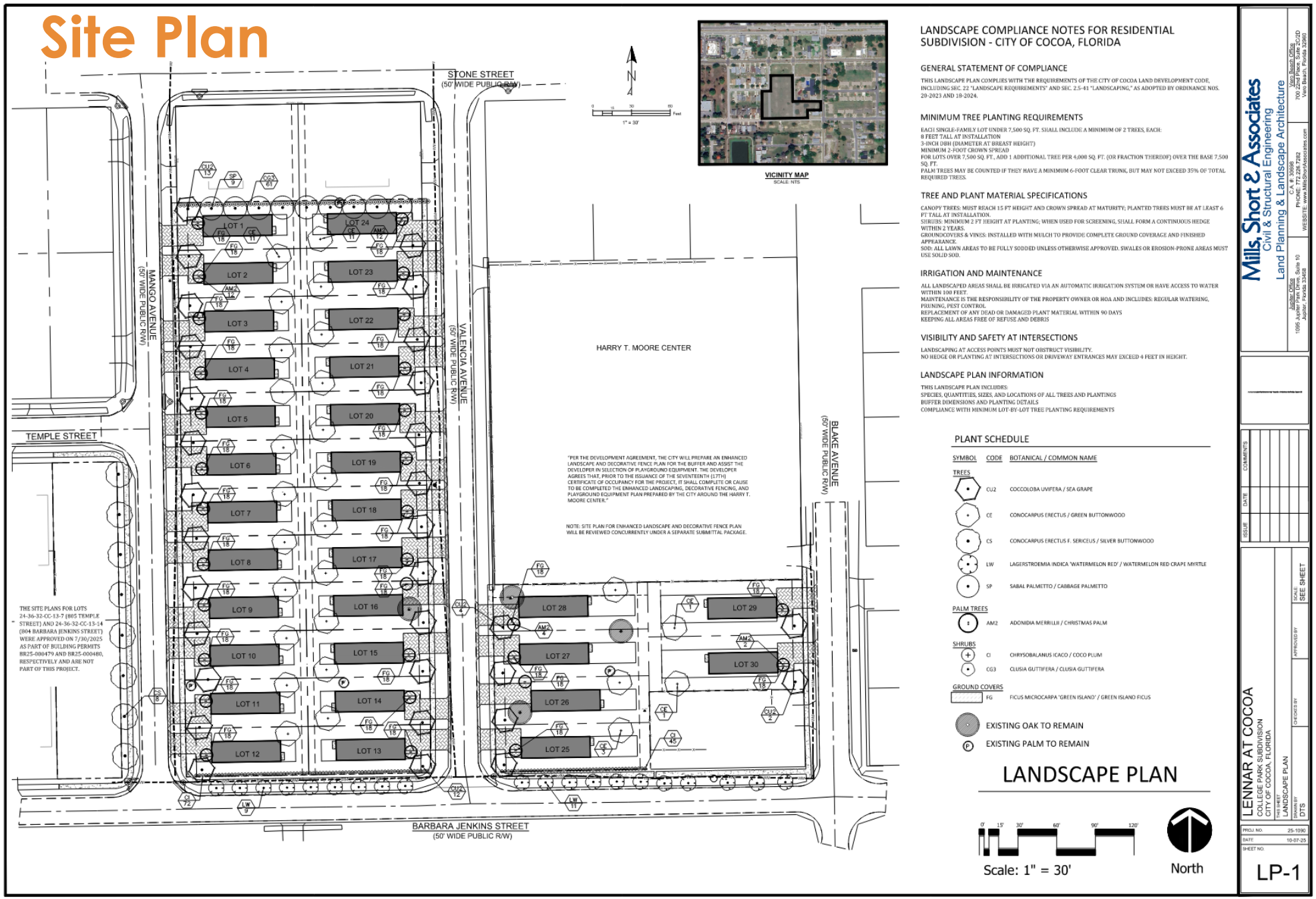
1) Develop **affordable** single-family homes, as defined by HUD,

2) **Income-qualify all potential buyers** to ensure the purchasers are classified as very-low, low, or moderate income persons as defined in FS Section 420.0004,

3) Provide enhanced landscaping, fencing, and playground equipment for the **Harry T. Moore Center**, and

4) Incorporate the use of **energy efficient** building methods and materials in the new homes.

Site Plan



LANDSCAPE COMPLIANCE NOTES FOR RESIDENTIAL SUBDIVISION - CITY OF COCOA, FLORIDA

GENERAL STATEMENT OF COMPLIANCE

THIS LANDSCAPE PLAN COMPLIES WITH THE REQUIREMENTS OF THE CITY OF COCOA LAND DEVELOPMENT CODE, INCLUDING SEC. 22 "LANDSCAPE REQUIREMENTS" AND SEC. 2.5-41 "LANDSCAPING," AS ADOPTED BY ORDINANCE NOS. 20-2023 AND 18-2024.

MINIMUM TREE PLANTING REQUIREMENTS

EACH SINGLE-FAMILY LOT UNDER 7,500 SQ. FT. SHALL INCLUDE A MINIMUM OF 2 TREES, EACH:
8 FEET TALL AT INSTALLATION
3-INCH DBH (DIAMETER AT BREAST HEIGHT)
MINIMUM 2-FOOT CROWN SPREAD
FOR LOTS OVER 7,500 SQ. FT., ADD 1 ADDITIONAL TREE PER 4,000 SQ. FT. (OR FRACTION THEREOF) OVER THE BASE 7,500 SQ. FT.
PALM TREES MAY BE COUNTED IF THEY HAVE A MINIMUM 6-FOOT CLEAR TRUNK, BUT MAY NOT EXCEED 35% OF TOTAL REQUIRED TREES.

TREE AND PLANT MATERIAL SPECIFICATIONS

CANOPY TREES: MUST REACH 15 FT HEIGHT AND CROWN SPREAD AT MATURITY; PLANTED TREES MUST BE AT LEAST 6 FT TALL AT INSTALLATION.
SHRUBS: MINIMUM 2 FT HEIGHT AT PLANTING; WHEN USED FOR SCREENING, SHALL FORM A CONTINUOUS HEDGE WITHIN 2 YEARS.
GROUNDCOVERS & VINES: INSTALLED WITH MULCH TO PROVIDE COMPLETE GROUND COVERAGE AND FINISHED APPEARANCE.
SOD: ALL LAWN AREAS TO BE FULLY SODDED UNLESS OTHERWISE APPROVED. SWALES OR EROSION-PRONE AREAS MUST USE SOLID SOD.

IRRIGATION AND MAINTENANCE

ALL LANDSCAPED AREAS SHALL BE IRRIGATED VIA AN AUTOMATIC IRRIGATION SYSTEM OR HAVE ACCESS TO WATER WITHIN 100 FEET.
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOA AND INCLUDES: REGULAR WATERING, PRUNING, PEST CONTROL.
REPLACEMENT OF ANY DEAD OR DAMAGED PLANT MATERIAL WITHIN 90 DAYS
KEEPING ALL AREAS FREE OF REFUSE AND DEBRIS

VISIBILITY AND SAFETY AT INTERSECTIONS

LANDSCAPING AT ACCESS POINTS MUST NOT OBSTRUCT VISIBILITY.
NO HEDGE OR PLANTING AT INTERSECTIONS OR DRIVEWAY ENTRANCES MAY EXCEED 4 FEET IN HEIGHT.

LANDSCAPE PLAN INFORMATION

THIS LANDSCAPE PLAN INCLUDES:
SPECIES, QUANTITIES, SIZES, AND LOCATIONS OF ALL TREES AND PLANTINGS
BUFFER DIMENSIONS AND PLANTING DETAILS
COMPLIANCE WITH MINIMUM LOT-BY-LOT TREE PLANTING REQUIREMENTS

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CU2	COCCOLOBA UVIFERA / SEA GRAPE
	CE	CONOCARPUS ERECTUS / GREEN BUTTONWOOD
	CS	CONOCARPUS ERECTUS F. SERICEUS / SILVER BUTTONWOOD
	LW	LAGERSTROEMIA INDICA 'WATERMELON RED' / WATERMELON RED CRAPE MYRTLE
	SP	SABAL PALMETTO / CABBAGE PALMETTO
PALM TREES		
	AM2	ADONIDIA MERRILLII / CHRISTMAS PALM
SHRUBS		
	CI	CHRYSOBALANUS ICACO / COCO PLUM
	CG3	CLUSIA GUTTIFERA / CLUSIA GUTTIFERA
GROUND COVERS		
	FG	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS
		EXISTING OAK TO REMAIN
P		EXISTING PALM TO REMAIN

LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'
Scale: 1" = 30'
North

Mills, Short & Associates
Civil & Structural Engineering
Land Planning & Landscape Architecture
C.A. #: 30998
PHONE: 772.226.7282
WEBSITE: www.MillsShortAssociates.com
Jupiter Office
1095 Jupiter Park Drive, Suite 10
Jupiter, Florida 33458
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700 22nd Place, Suite 2C2D
Vero Beach, Florida 32960

ISSUE | DATE | COMMENTS

LENNAR AT COCOA
COLLEGE PARK SUBDIVISION
CITY OF COCOA, FLORIDA
THIS SHEET: LANDSCAPE PLAN
DESIGNED BY: DTS
DRAWN BY:
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET
PROJ. NO. 25-1090
DATE: 10-07-25
SHEET NO.
LP-1

Consistency with Comprehensive Plan

COCOA
FLORIDA

The Site Plan and Prelimiary Plat align with the goals, objectives, and policies of the City of Cocoa Comprehensive Plan's Future Land Use Element and Housing Element, as well as those of the Diamond Square Redevelopment Plan including:

FUTURE LAND USE ELEMENT

- **Objective 1.1.4: Redevelopment.**
- **Policy 1.1.4.1: Promoting vitality and redevelopment of the two Community Redevelopment Areas**

HOUSING ELEMENT

- **GOAL 3.1: Encouraging and Promoting the Provision of Decent, Safe, and Sanitary Housing**
- **Objective 3.1.1: Housing Supply.**
- **Objective 3.1.5: Energy Efficiency.**
- **Objective 3.1.6: Location of Housing** (provide appropriate locations for very-low, low-, and moderate-income housing)
- **Objective 3.3.1: Incentives for Affordable Housing.**
- **GOAL 3.7 and Objective 3.7.1: Infill Development.**

Recommended Action

COCOA
FLORIDA

Staff requests that the City Council **APPROVE** the **Large Scale Site Plan and Preliminary Plat** for the **Michael C. Blake Subdivision**, consisting of 30 single family homes and consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues.

THANK YOU

~ ~ ~

QUESTIONS?

COCOA FLORIDA

CITY COUNCIL MEETING

DECEMBER 9, 2025



COCOA
FLORIDA

ORDINANCE 12-2025 – 1ST Read

REASONABLE ACCOMMODATION

AND

CERTIFIED RECOVERY RESIDENCE

(Required per F.S. 397.487)

COCOA FLORIDA

LDC Amendment – Ord. 12-2025 Reasonable Accommodations: BACKGROUND

COCOA FLORIDA

SB 954: Certified Recovery Residences

THE FLORIDA SENATE

- Municipalities must establish procedures for the review and approval of Certified Recovery Residences (CRR's), including a process for requesting "reasonable accommodations" from any local land use regulation which currently prohibits the establishment of Certified Recovery Residences, provides a formal process to request reasonable accommodations from the City's land development regulations.

- Compliance with
  - S.B. 954 and the Florida Statutes Section 397.487
  - Americans with Disabilities Act and the Fair Housing Act.

LDC Amendment – Ord. 12-2025 Reasonable Accommodations: BACKGROUND

COCOA FLORIDA

Recovery Residences ("sober living homes")

- non-medical residential settings - support recovery from substance use disorders
  - Cooperatively organized and run by residents
  - Operated by for-profit or non-profit organizations
  - Must obtain the voluntary certification outlined in Florida Statutes
  - Managed by a certified recovery residence administrator.
- Must meet rigorous standards, including:
  - policy and procedures manual for drug testing, prohibiting use of any alcohol or drugs on premises, recovery support, good neighbor policy
  - Code of Ethics & Rules for residents
  - Relapse policy & Eviction procedures
  - Background screening & intake procedures
  - Certificates of compliance renewed yearly



LDC Amendment – Ord. 12-2025 Reasonable Accommodations: BACKGROUND

COCOA
FLORIDA

“Reasonable Accommodation”

- a change, exception, or adjustment to a rule, policy, practice, or service, specifically including land use or zoning laws and policies, that may be necessary for a person with disabilities to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces.
- Where CRR’s not permitted by right, required to request reasonable accommodations to zoning code.
- Examples:
  - Reduced setback for handicap ramps
  - Increase in Max. Impervious Area to add HC parking
  - Accommodate Support Animals
  - To allow CRR in Single Family Residential Districts



LDC Amendment – Ord. 12-2025
Reasonable Accommodations:
SUMMARY OF REVISIONS – ART XIII

COCOA
FLORIDA

I. Adding New Section 34 to Article XIII, *Supplementary District Regulations,* Reasonable Accommodation Requests. → **Establishes Procedures**

- Determine Eligibility
- Application Requirements
- Outline Review Process, Appeals & Revocations
- certification for recovery residences is required

Community Services Director shall:

- Grant Request in Full
- Grant Request in Part
- With / Without Conditions
- Deny

LDC Amendment – Ord. 12-2025 Reasonable Accommodations: SUMMARY OF REVISIONS – ART XI

COCOA FLORIDA

II. Amending Article XI, *Schedule of District Regulations* (Various Districts)

→ **Specifies Permitted Zoning Districts**

The following sections have been amended to add **Certified Recovery Residences** as **PRINCIPAL** use:

- Sec. 5. RU-2-15, Multiple-Family Dwelling District.
- Sec. 6. RU-2-25, Multiple-Family Dwelling District.
- Sec. 9. R-P, Residential Professional District.
- Sec. 10A. C-R, Restricted Commercial District.
- Sec. 11. C-N, Neighborhood Commercial District

LDC Amendment – Ord. 12-2025 Reasonable Accommodations: SUMMARY OF REVISIONS – ART XI

COCOA
FLORIDA

II. Amending Article XI, *Schedule of District Regulations* (Various Districts, cont'd.)

The following have been amended to add **Certified Recovery Residences** as a use by **SPECIAL EXCEPTION (Board of Adjustment Hearing)***:

- Sec. 10. P-S, Professional, Offices and Services District.
- Sec. 12. C-G, General Commercial District.
- Sec. 13. CBD, Central Business District.

Note: Certified Recovery Residences will not be permitted in the Single-family RU-1-7 district unless they receive a reasonable accommodation under the process established in the ordinance.

LDC Amendment – Ord. 12-2025 Reasonable Accommodations: ANALYSIS

COCOA
FLORIDA

Pursuant to Appendix A, Zoning, Article XXI, Amendment, Section 1(G)(2), the Planning Board shall consider and study:

a. *The need and justification for the change; and*

b. *The relationship of the proposed amendment to the purposes and objectives of the comprehensive plan.*

Staff Finding:

1. Complies with Section 397.487, **Florida Statutes**, as amended by Fla. S.B. 954
2. Consistent with Goals, Policies & Objectives of **Comprehensive Plan**:
   - Non-discrimination
   - Fair Housing Act
   - Opportunities for those with Special Needs, Elderly, & Physically or Mentally Disabled.
   - Adequate Location Standards as required by the Florida Statutes

LDC Amendment – Ord. 12-2025 Reasonable Accommodations: STAFF RECOMMENDATION

COCOA
FLORIDA

Prior Action

December 3, 2025, the **Planning and Zoning Board** unanimously recommended that the Council APPROVE the first reading of Ordinance 12-2025.

Staff requests City Council **APPROVE** Ordinance 12-2025, an ordinance of the City Council of the City of Cocoa, Brevard County, Florida, amending Appendix A, *Zoning*, Article XIII, *Supplementary District Regulations*, to add procedures for processing requests for reasonable accommodation from the City's Land Development Regulations, which shall also be applicable to certified recovery residences in order to comply with Florida Statutes section 397.487; amending article XI, *Schedule of District Regulations*, to add certified recovery residences as principal and special exception uses in certain districts; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the Code, severability, and an effective date.

THANK YOU

~ ~ ~

QUESTIONS?

COCOA FLORIDA

Windward Preserve PUD Elevations

Agenda Item 2025-1202:



Windward Preserve PUD - Elevations

Requested Action:

Request to review and approve developer's proposed revisions to the residential architectural elevations for the Windward Preserve PUD and provide directions on whether the revised elevations remain consistent with the approvals granted on December 19, 2023 for the new City of Cocoa Planned Unit Development (PUD) under Ordinance 22-2023, including the Large-Scale Site Plan, and Preliminary Subdivision pursuant to Chapter 18 Subdivisions and Appendix A Zoning of the City Code.

Windward Preserve PUD - Elevations

As part of that approval, the developer submitted a series of architectural elevations for Council's review. These elevations became part of the development entitlement and established the architectural character intended for the community.

The developer, Taylor Morrison, has updated its residential design portfolio and is requesting approval of a new set of architectural elevations to replace the eight models previously approved by Council:

- ✓Aruba
- ✓Saint Thomas,
- ✓Grenada,
- ✓Barbados,
- ✓Bonaire,
- ✓Sand Key,
- ✓Saint Croix
- ✓Amelia

Windward Preserve PUD - Elevations

Relevant Conditions:

Condition #5: Paver or stamped/stained concrete driveways.

Condition #10: 1,500 sq ft minimum living area; 1,800 sq ft average; 2,400 sq ft minimum footprint.

Condition #11: No repeated elevation adjacent, across, or diagonal.

Windward Preserve PUD - Elevations

Analysis:

Staff evaluated the proposed elevations under the following criteria:

1. Consistency with the previously approved PUD and adopted Council conditions

2. Adherence to Conditions # 5, #10, and #11

3. Maintenance of architectural diversity, detailing, massing, and overall character previously represented to Council

4. Compliance with minimum building size, height, and materials standards established in the Stipulated Settlement Agreement and incorporated into the PUD approval

Windward Preserve PUD - Elevations

When reviewing the approved elevations against the newly proposed elevations, please consider the following architectural components:

1. Use of stone walls, accent materials, and pillar/column details – exterior walls

2. Differences in overall square footage

3. Roof style, including hip and gable configurations

4. Presence of prominent front gables

5. Quality and design of covered entries and porches

6. Variation in façade articulation and massing - using varied design elements—such as porches, columns, window placement, trim, rooflines, and changes in building shape—to avoid flat or repetitive fronts and create distinct home designs.

Windward Preserve PUD - Elevations

Recommended Motion:

Staff requests that City Council review the developer's proposed revisions to the residential architectural elevations for the Windward Preserve PUD and provide direction on whether the revised elevations remain consistent with the PUD approval granted on December 19, 2023 (Ordinance 22-2023) and the conditions adopted by Council.
Consideration should be given to Conditions #5, #10, and #11, and to the architectural features that formed the basis of the original approval.

THANK YOU




COCOA
FLORIDA
PUBLIC WORKS DEPARTMENT
155 N. WILSON AVE.




COCOA
FLORIDA










COCOA
WELCOMES YOU



Windward Preserve – Home Product Update

- Council approved initial home plans in December 2023
  - 50’ lots – 5 plans, 3 elevations each
  - 60’ lots – 2 plans, 3 elevations each
- Home plans were updated company-wide in Fall 2025
  - 50’ lots – 6 plans, 4 elevations each
  - 60’ lots – 5 plans, 4 elevations each
- 1 and 2 story plans available for each lot type
- All plans exceed the minimum 1,500 sq.ft. requirement in the Settlement Agreement

Windward Preserve – 50’ lot, home sizes

Lot Size	Approved Home Plan	Living SqFt	Proposed New Home Plan	Living SqFt
50	Aruba	1,768	Atlantic	1,750
50	St Thomas	2,055	Biloxi	1,900
50	Grenada	2,394	Longboat	2,395
50	Barbados	3,422	Carlsbad	2,115
50	Bonaire	2,600	Rockport	2,877
50			Monterey	2,911

Windward Preserve – 60’ lot, home sizes

Lot Size	Approved Home Plan	Living SqFt	Proposed New Home Plan	Living SqFt
60	Sand Key	3,835	Astoria	2,420
60	Saint Croix	2,921	Bainbridge	2,681
60	Amelia	2,755	Bradley	2,970
60			Key West	3,266
60			Nantucket	3,508

Approved Plan – Aruba

-50’ Lot
-1,768 sq.ft.



INCLUDED ELEVATION



ELEVATION A



ELEVATION B



ELEVATION C

New Plan – Atlantic

-50’ Lot

-1,750 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE EXTERIOR A



TRADITIONAL EXTERIOR A

Approved Plan – St Thomas

-50’ lot

-2,055 sq.ft.



INCLUDED ELEVATION



ELEVATION A



ELEVATION B



ELEVATION C

New Plan – Biloxi

-50’ lot

-1,900 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE EXTERIOR A



TRADITIONAL EXTERIOR A

Approved Plan – Grenada

-50’ lot

-2,394 sq.ft.



INCLUDED ELEVATION



ELEVATION A



ELEVATION C



ELEVATION D

New Plan – Longboat

-50’ lot

-2,395 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE EXTERIOR A



TRADITIONAL EXTERIOR A

Approved Plan – Barbados

-50’ Lot

-3,422 sq.ft.



INCLUDED ELEVATION



ELEVATION A



ELEVATION B



ELEVATION C

New Plan – Carlsbad

-50’ lot

-2,115 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE EXTERIOR A



TRADITIONAL EXTERIOR A

Approved Plan – Bonaire

-50’ Lot

-2,600 sq.ft.



INCLUDED ELEVATION



ELEVATION A



ELEVATION B



ELEVATION C

New Plan – Rockport

-50’ Lot

-2,877 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE EXTERIOR A



TRADITIONAL EXTERIOR A

Approved Plan – Sand Key

-60’ Lot
-3,835 sq.ft.



INCLUDED ELEVATION



ELEVATION D



ELEVATION E



ELEVATION F

New Plan – Astoria

-60’ Lot

-2,420 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE ELEVATION B



TRADITIONAL EXTERIOR A

Approved Plan - St Croix

-60’ lot

-2,921 sq.ft.



INCLUDED ELEVATION



ELEVATION A



ELEVATION B



ELEVATION C

New Plan – Bainbridge

-60’ Lot

-2,681 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE ELEVATION B



TRADITIONAL EXTERIOR A

Approved Plan – Amelia

-60’ Lot

-2,755 sq.ft.



INCLUDED ELEVATION



ELEVATION A



ELEVATION B



ELEVATION C

New Plan – Bradley

-60’ Lot

-2,970 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE ELEVATION B



TRADITIONAL EXTERIOR A

New Plan – Key West

-60’ Lot

-3,266 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE ELEVATION B



TRADITIONAL EXTERIOR A

New Plan – Nantucket

-60’ Lot

-3,508 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE ELEVATION B



TRADITIONAL EXTERIOR A

New Plan – Monterey

-50’ lot

-2,911 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE EXTERIOR A



TRADITIONAL EXTERIOR A

CITY COUNCIL AGENDA ITEM

Memo Date:	April 8, 2026
Agenda Date:	April 14, 2026
File ID:	2026-264
Prepared By:	Monica Arsenault, City Clerk
Through:	Monica Arsenault, City Clerk
Requested Action:	Approve the January 13, 2026 Regular City Council meeting minutes as written or with amendments.

BACKGROUND:
N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Approve the January 13, 2026 Regular City Council meeting minutes as written or with amendments.

MINUTES
City of Cocoa
Regular Meeting of The City Council

January 13, 2026

A Regular City Council Meeting was held on Tuesday, January 13, 2026, 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 6:00 p.m.

Deputy Fire Chief Moore provided the invocation, and Councilmember Hearn led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Alex Goins	Deputy Mayor
	Lavander Hearn	Councilmember
	Lorraine Koss	Councilmember
	Patricia Weeks	Councilmember
	Kristin Eick	City Attorney
	Stockton Whitten	City Manager
	Monica Arsenault	City Clerk

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Abby Morgan, Public Works Director; Rebecca Bowman, Finance Director; Charlene Neuterman, Community Services Director; Roderick Moore, Deputy Fire Chief; Evander Collier, Police Chief; Jack Walsh, Utilities Director; Samantha Senger, Communications and Economic Development Director; Lorne Stinnett, HR Director; Jennifer Webster, Planner; Mitch Lawyer, Interim Chief Technology Officer; and David Grissom, Helpdesk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of January 13, 2026. (2025-1027).

* **MOTION by Mayor Blake; Seconded by Councilmember Koss to approve the agenda with an amendment to postpone Council Business item VII.1 to the February 10, 2026 meeting, for discussion.**

Deputy Mayor Goins asked Council to consider moving Presentation Item III.2 to III.1 and to move up Public Hearing items VI.4 and VI.5 to items VI.1 and VI.2.

Mayor Blake and Councilmember Koss agreed to amend their motion to reflect these changes.

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Minutes: Regular Meeting of October 14, 2025. (2025-1028).

* **MOTION by Councilmember Weeks; Seconded by Deputy Mayor Goins to approve the minutes for the October 14, 2025 Council meeting as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Minutes: Regular Meeting of October 28, 2025. (2026-022).

* **MOTION by Councilmember Koss; Seconded by Councilmember Weeks to approve the minutes for the October 28, 2025 Council meeting as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Before moving forward, Mayor Blake asked to extend condolences to the family of Lexi Jordan, a young woman who died in a tragic accident in Cocoa Village a few weeks ago. He asked that everyone stand for a moment of silence.

III. Awards and Presentations:

1. Recognition of Chef Wesley Smith and Assistant Sonya Nocrea for their service at the Sharing Center. (2026-027). (Councilmember Goins)

   Deputy Mayor Goins wished to say a few words about Chef Smith and Assistant Nocrea and read a few words he wrote for them. He thanked them for their contributions to the community.

2. Presentation: Sageview Presentation of Retirement Investment Performance (2025-1163). (Finance Director)

   Ms. Bowman introduced Mr. Justin Bogart with Sageview who provided a presentation on the City's retirement plan.

IV. Delegations:

Ms. Anita Gibson, 451 Stone St., Cocoa, wished to express her embarrassment about regurgitating the same issues she's been talking about since 2020 regarding her home repair. She'd like to meet one-on-one with Council to discuss the issues she's been experiencing getting the repairs completed. She gave a timeline of events that have occurred and wants this to be resolved.

Additionally, she plans on meeting with Chief Collier on the budget for the next year to discuss the establishment of a Cold Case Unit to try and reach a solution for her son's murder.

Mr. Gregg Stoll, 2203 Salem Dr., Cocoa, provided an update on the last year at the Brevard museum. He talked about three special events they had including a senior expo, a butterfly presentation by a retired state park ranger and the train event that they hold on Saturdays.

Additionally, he shared that the museum had a total of 1,033 volunteer hours last year. He noted that it was a great year at the museum and hopes this year will be just as successful.

V. Consent Agenda:

1. Approve Task Order 2026-61 under RFQ-10-03-COC with Jacobs Engineering Inc. in the amount of $210,137 for design and bidding services for the Dyal Taylor Creek Pump Station Improvements Project (WS24TC), and authorize the City Manager to execute the Purchase Order and necessary documents on behalf of the City. (2025-1078). (Utilities Director)

2. Approve the proposal from Insituform Technologies, LLC in the amount of $439,986.13 for Cured-in-Place Pipe (CIPP) Rehabilitation Services and Sanitary Sewer Mid-Term Cleaning and CCTV Inspections utilizing the Clay County Utility Authority cooperative contract (Bid No. 18/19-A7), effective through June 18, 2026. (2025-1148). (Utilities Director)

3. Approve the DMD Consultants, Inc. Proposal for Servicing, Abrasive Blasting, Painting, and Inspection of a Select Number of Hydrants Utilizing the JEA Contract No. 189884 Effective June 10, 2020 through June 11, 2025; Renewed Through June 10, 2026 (2025-1149). (Utilities Director)

4. Approve a cost increase and a Change Order to Purchase Order 84298 for Ring Power in the amount of $36,768.84 for emergency generator repairs at Well #25, utilizing Sourcewell Contract RFP #092222, for a total FY26 project cost not to exceed $136,768.84. (2025-1079). (Utilities Director)

5. Approve a Budget Transfer in FY26, BAF # 2026-035-T, for the Utility Bills of City Parks for $200,000. (2025-1195). (Public Works Director)

6. Approve a resolution amending the FY 2026 Budget with BAF 26-029-A & IFT, to shore up the TIF revenues received from the County, and correct the City's contributions to align with the Generally accepted accounting principles. (2025-1203). (Finance Director)

7. Approve Task Order 2026-64 with Jacobs Engineering Group (Jacobs) for the Dyal WTP Storage Structure project (Project No. WS24PB) in the amount of $103,494, and authorize the City Manager to execute the Purchase Order and necessary documents on behalf of the City. (2025-1211). (Utilities Director)

8. Approve Resolution #2026-XXX waiving the competitive bidding process and authorizing the sole source purchase of four (4) REXA® actuators from ProCO, Inc. in the amount of $207,765.00. (2025-1212). (Utilities Director)

9. To Approve an award to Thatcher Chemical of Florida, Inc. for the supply and delivery of Ammonium Sulfate under Solicitation No. B-25-01-BCPEPC; Authorize the City Manager to execute the Second Amendment to Agreement B-25-01-BCPEPC-F, Execute related amendments and purchase orders up to the approved chemical budget amount. (2025-1213). (Utilities Director)

10. Approve Florida Department of Transportation - Memorandum of Agreement # AT413 for landscaping maintenance of State roadways. (2025-1272). (Public Works Director)

11. Approve a Resolution Amending the Fiscal Year 2026 Adopted Budget, BAF# 26-002-A, to provide budget for items such as capital projects and maintenance, that were budgeted within FY25 and not yet executed, through the use of Fund Balance Reserves and other Revenue Sources. (2025-1282). (Finance Director)

12. Approve a Resolution Amending the FY26 Budget, BAF# 26-34-A, for new Tough Books for Building Inspectors and Building Code Enforcement Officers for $19,808 using Building Fund 107 Fund Balance Reserves. (2025-1283). (Community Services Director)

13. Approve a Resolution Amending the FY 2026 Budget, BAF 26-036-IFT, and accept the HUD Community Development Block Grant Agreement (B25MC120003) in the amount of $105,087 for Fiscal Year 2026 and authorize the Mayor to sign the document for return to HUD. (2025-1285). (Community Services Director)

14. Approval of a multi-year piggyback agreement with PDCS, LLC, utilizing Seminole State College Contract ITB #25-26-01 for Building Code Administration and Fire Inspection Services, for Fiscal Years 2026 through 2028; authorizing the City Manager to execute the agreement, including any necessary amendments, and to approve related purchase orders in an amount not to exceed $200,000 per fiscal year, subject to the adoption of each year's annual budget. (2025-1207). (Fire Chief)

* **MOTION by Councilmember Weeks; Seconded by Councilmember Hearn to approve the Consent agenda.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. Public Hearings:

1. First Reading of Ordinance 02-2025 LDR Amendment Creating Four Corners Overlay District (Request to Postpone to February 24th City Council Meeting). (2025-495). (Planner)

Mayor Blake opened the Hearing to the public if anyone wished to speak on the postponement of the item.

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

* **MOTION by Councilmember Weeks; Seconded by Councilmember Koss to postpone the item to the February 24, 2026 Regular City Council meeting.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. First Reading of Ordinance 01-2025 Large Scale Comprehensive Plan Text Amendment Four Corners Overlay District (Request to Postpone to February 24th City Council Meeting). (2025-494). (Planner)

Mayor Blake opened the Hearing to the public if anyone wished to speak on the postponement of the item.

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

* **MOTION by Councilmember Weeks; Seconded by Councilmember Koss to postpone the item to the February 24, 2026 Regular City Council meeting.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Approval of the Second Reading of the First Addendum to the Amended and Restated Solid Waste Agreement. (2025-1210). (Comm. & Economic Development Director)

City Attorney Garganese announced that this is the Second Reading of this Ordinance and read the title into the record as follows:

Ordinance 14-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, MODIFYING THE SOLID WASTE FRANCHISE AGREEMENT BETWEEN THE CITY OF COCOA AND WASTE MANAGEMENT OF FLORIDA, INC., ATTACHED HERETO TO CORRECT AN OVERSIGHT; REVISING SOLID WASTE SERVICE CHARGES SET FORTH ON EXHIBIT "A"; PROVIDING FOR 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 Weeks; Seconded by Deputy Mayor Goins to approve Ordinance 14-2025 on Second and Final Reading.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. Request Council to approve Ordinance 13-2025 on Second Reading, Approving a Non-Exclusive Natural Gas Franchise Between the City of Cocoa and Pivotal Utility Holdings, Inc. d/b/a Florida City Gas, and Consideration of Approval of the Franchise Agreement. (2025-1205). (City Manager)

City Attorney Garganese announced that this is the Second Reading of this Ordinance and read the title into the record as follows:

Ordinance 13-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, APPROVING A NON-EXCLUSIVE NATURAL GAS FRANCHISE BETWEEN THE CITY OF COCOA AND PIVOTAL UTILITY HOLDINGS, INC., A NEW JERSEY CORPORATION D/B/A FLORIDA CITY GAS ATTACHED HERETO; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, NO 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 Weeks; Seconded by Mayor Blake to approve Ordinance 13-2025 on Second and Final Reading.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

5. Request to approve second reading of Ordinance 12-2025, the Reasonable Accommodation and Certified Recovery Residence Ordinance. (2025-1206). (Planner)

City Attorney Garganese announced that this is the Second Reading of this Ordinance and read the title into the record as follows:

Ordinance 12-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AMENDING APPENDIX A, ZONING, ARTICLE XIII, SUPPLEMENTARY DISTRICT REGULATIONS, TO ADD PROCEDURES FOR PROCESSING REQUESTS FOR REASONABLE ACCOMMODATION FROM THE

CITY'S LAND DEVELOPMENT REGULATIONS, WHICH SHALL ALSO BE APPLICABLE TO CERTIFIED RECOVERY RESIDENCES IN ORDER TO COMPLY WITH FLORIDA STATUTES SECTION 397.487; AMENDING ARTICLE XI, SCHEDULE OF DISTRICT REGULATIONS, TO ADD CERTIFIED RECOVERY RESIDENCES AS PRINCIPAL AND SPECIAL EXCEPTION USES IN CERTAIN DISTRICTS; 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 Weeks; Seconded by Deputy Mayor Goins to approve Ordinance 12-2025 on Second and Final Reading.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VII. Council Business:

1. ~~City Council approval to name the Promenade at Riverfront Park after Jerry Sansom, former Florida Inland Navigation District Board Member and Cocoa Governmental Affairs Consultant. (2025-1182). (Comm. & Economic Development Director)~~ **Postponed to a later date.**

2. Council direction on the individuals to include on the mural installation at the Fitness Court being installed at Provost Park. (2025-1209). (Comm. & Economic Development Director)

   Ms. Senger explained that staff is seeking direction on how to choose the final list of individuals selected to be featured in the mural. Staff is proposing the following options:

   1. Each Council member provides 3 names of individuals that have made an impact on Provost Park and the surrounding community. We take the list of 15 names and create a survey that is open to the public for voting and allow the public to select the top 6 of the 15 individuals that will be included in the mural. Allowing the public to have some input into the decision will help build trust and increase public support for the overall

project. The survey will be open until February 9, 2026, when we will provide an update to City Council at the February 10, 2026 Council meeting with the selected individuals.

2. Each Council member provides 3 names of individuals that have made an impact on Provost Park and the surrounding community. City Council then votes to dwindle the list down to 6 individuals that will appear in the mural.

   Deputy Mayor Goins suggested adding either a plaque or a QR code on the mural that way people know more about these historical individuals. In response, Ms. Senger pointed out that they would like to have some verbiage painted on the mural itself as QR codes may not always be used in the future.

   Councilmember Hearn asked if there are any qualifications that need to be met to nominate individuals. In response, City Manager Whitten stated no, individuals will be selected at the discretion of the Council.

   Councilmember Hearn asked if this goes out for a survey, when will it come back to Council? In response, Ms. Senger stated that she intends to bring this back to the next Council meeting on February 10, 2026.

   Councilmember Weeks shared that she is in favor of Option 1 and would like to see the public share some input on who is selected.

   Councilmember Koss added that she would like to ask Council to consider selecting individuals who tell the story of Cocoa as a whole. She explained that she is also in favor of having public participation and hopes this will be a robust process.

   Deputy Mayor Goins nominated Ed Jones, Norman Davis, and Nathaniel Hooks.

   Councilmember Hearn nominated Dr. W.O. Wells, James Roe Jr. and Mary Dorn.

   Councilmember Weeks nominated Mildred Williams.

   Councilmember Koss nominated Frank Sullivan and Nathaniel Hooks.

   Mayor Blake nominated Mrs. Jessie Ruth Monroe, Reechie Sims, and Ms. Rosemary McGill.

Deputy Mayor Goins wished to suggest Mr. Dick Blake as well since the Councilwomen had less nominations.

For clarification, it was noted that if someone already has something named after them, then maybe that should disqualify them for this.

City Manager Whitten wished to point out that if Council wishes to tell the story of Cocoa as a whole, they may want to consider Mr. Blake and he's not sure where those eligibility requirements came from.

* **MOTION by Mayor Blake; Seconded by Councilmember Weeks to opt for Option 1 and nominate the following individuals to include on the survey for the mural installation at the Fitness Court being installed at Provost Park:**

1. **Ed Jones**
2. **Norman Davis**
3. **Nathaniel Hooks**
4. **Dr. W.O. Wells**
5. **James Roe Sr.**
6. **Mary Dorn**
7. **Mildred Williams**
8. **Frank Sullivan**
9. **Jessie Ruth Monroe**
10. **Reechie Sims**
11. **Rosemary McGill**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Approval of the Fiscal Year 2026 annual street resurfacing project for $452,197 with V.A. Paving, utilizing the Brevard County cooperative contract (B-6-23-70) for Paving Services; adoption of a Project Contingency Resolution for $47,803; and authorization for the City Manager to execute related purchase orders up to a total project maximum budgeted amount of $500,000. (2025-1207). (Public Works Director)

Councilmember Koss asked for clarification regarding the analysis. She shared that she is concerned because none of the roads in District 4 have made the list and she would like to understand the process on how the roads are selected. She explained that while she is not going to fight a vote this evening, she wants to make sure that her District is treated fairly as well.

Deputy Mayor Goins added that he feels these roads were selected not based on where they are located, but more so because they are in poor and failing condition, although he understands the point Councilmember Koss is making.

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Hearn to approve the item, for discussion.**

Councilmember Koss wished to share that there are also neighborhoods in Cocoa that are much older and have not had any road maintenance.

Councilmember Weeks suggested increasing the budget for road maintenance so the City can try to address the maintenance on more roads.

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. Consideration of the 2026 City Council meeting date additions and cancellations. (2026-021). (City Manager)

Councilmember Weeks added that she would like to have a Town Hall meeting for her District on March 18, 2026.

Councilmember Koss would also like to have her Town Hall meeting on October 20, 2026 instead of the State of the City meeting. She would like to reschedule the State of the City to another date. She does not want to take Town Hall meetings away from the public.

* **MOTION by Councilmember Koss; Seconded by Councilmember Weeks to approve the meeting calendar for 2026 with the suggested amendments, for discussion.**

City Manager Whitten provided clarification on Town Hall meetings and asked Council to provide clear direction on the meeting calendar for the year, to include their Town Hall meetings.

Councilmember Hearn added that he would also like to have a Town Hall for District 2 sometime in May.

Deputy Mayor Goins suggested different ways of having staff participate in town halls, without requiring all of them to attend all of the meetings. For example, creating videos, interviews or promos ahead of time to air at the town hall meetings.

TO CLARIFY, THE CHANGES TO THE SCHEDULE INCLUDE ADDING A DISTRICT 3 TOWN HALL MEETING ON MARCH 18, 2026, A DISTRICT 4 TOWN HALL MEETING ON OCTOBER 20, 2026, A STATE OF THE CITY MEETING (DATE TBD), A DISTRICT 1 TOWN HALL MEETING AND DISTRICT 2 TOWN HALL MEETING AT DATES TO BE DETERMINED AT A LATER TIME.

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VIII. City Business:

1. Approve a Resolution accepting the Final Vulnerability Assessment in compliance with the Florida Department of Environmental Protection (FDEP) Grant Workplan #24PLN48; providing for an effective date. (2025-1281). (Community Services Director)

* **MOTION by Mayor Blake; Seconded by Councilmember Weeks to approve the item.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

IX. Informational Agenda:

1. Informational item to inform council of the adjustments that were made to the FY 2025 Final Budget after the November 18th, 2025 Council meeting. Per resolution 2025-085 from the November 18th meeting to finalize the budget before November 30th. (2025-1198). (Finance Director)

2. In accordance with the Financial Operations Manual (FOM) the City Manager shall submit to City Council in the form of an agenda item any approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority. (2025-1199). (Finance Director)

3. In accordance with City Code, Section 2-74, at the beginning of each month during the fiscal year, the City Manager shall submit to City Council data showing the relation between the estimated and actual income and expenses to date. (2025-1200). (Finance Director)

4. FY 2026 November Budget Adjustment Report. (2025-1201). (Finance Director)

5. Report to Council of the Local Preference Award Listing for FY25. (2025-1214). (Finance Director)

6. Informational Only - The City of Cocoa's Open Board Vacancies. (2026-025). (City Clerk)

7. Bi-Weekly Report for December 4, 2025 – January 8, 2026. (2025-). (City Manager)

X. Reports:

City Manager Whitten shared recent updates regarding the grants that the City was approved for in connection with the J&K project.

Additionally, he shared that the graduation rate at Cocoa High School has increased to 80.3% which is up 8% from last year. This also surpassed their goal of 75%.

Ms. Senger shared that next Wednesday, January 21st from 4-6pm, the City will be hosting their annual Economic Development showcase at the Cocoa Civic Center.

She also showed a one minute video, featuring Mayor Blake, highlighting all areas of the City that was sent in for the Florida League of Cities hidden gems video contest.

Councilmember Hearn shared that a few of his constituents have approached him with a few ideas that he would like to support. He shared that he'd like to propose the following:

1) Post pictures of all African-American elected officials within the City of Cocoa in the Leon and Jewel Collins Museum.

2) Rename Valencia Avenue in honor of former Mayor Jake Williams Jr.

To provide some context, he shared that the process is normally that they get signatures from residents, however no residents live on that street. Additionally, "Valencia" is not named after anyone, nor does it hold any historical significance.

* **MOTION by Councilmember Hearn; Seconded by Deputy Mayor Goins to approve this proposal.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Councilmember Koss provided her District 4 report. She talked about a few sinkholes and provided a map. One was near her residence, and one is near Beverly Road. There was also some major road erosion on a piece of private property amongst a few

other spots she has noticed. All of these issues are taking place not too far from each other and she, along with her constituents are concerned. She asked staff if they could provide a report on what is going on and why for the next meeting.

City Manager Whitten offered to do some research on these issues and will gladly provide a report to Council.

Ms. Morgan wished to add some context to what is going on in the area and talked about the major rain event that took place in October and how it affected the area. She noted that while she does not have all the answers to all the issues tonight, staff will bring back a report to Council.

Councilmember Weeks showed photos from events she recently attended, including the Boat Parade, the holiday tree lighting, the Bridge to Success Conference, the Cocoa/Rockledge holiday parade, a political discussion conference and a photo of her new puppy.

Councilmember Goins shared information on a series of events honoring Martin Luther King over the holiday weekend.

He also shared photos from events he recently attended including an event in Cocoa Beach, an FDOT public meeting for the Clearlake Road project, and an event at Emma Jewel Charter Academy where his son was presented with a Good Character award.

Mayor Blake showed pictures from events he recently attended, including last night's Space Coast League of Cities dinner, a 5k run in Cocoa Village, and some of the Holiday festivities that took place throughout the month of December.

XI. Adjournment:

*** CONSENSUS to adjourn the Regular meeting of January 13, 2026.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 8:25 p.m.

_____

Michael C. Blake, Mayor

ATTEST:

_____

Monica Arsenault, CMC, City Clerk

CITY COUNCIL AGENDA ITEM

Memo Date:	April 9, 2026
Agenda Date:	April 14, 2026
File ID:	2026-266
Prepared By:	Monica Arsenault, City Clerk
Through:	Monica Arsenault, City Clerk
Requested Action:	Approve the February 10, 2026 Regular City Council meeting minutes as written or with amendments.

BACKGROUND:
N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Approve the February 10, 2026 Regular City Council meeting minutes as written or with amendments.

MINUTES
City of Cocoa
Regular Meeting of The City Council

February 10, 2026

A Regular City Council Meeting was held on Tuesday, February 10, 2026, 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 6:00 p.m.

Councilmember Weeks provided the invocation, and Aviiana Price led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Alex Goins	Deputy Mayor
	Lavander Hearn	Councilmember
	Lorraine Koss	Councilmember
	Patricia Weeks	Councilmember
	Kristin Eick	City Attorney
	Stockton Whitten	City Manager
	Monica Arsenault	City Clerk

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Rebecca Bowman, Finance Director; Charlene Neuterman, Community Services Director; Jonathan Lamm, Fire Chief; Evander Collier, Police Chief; Jack Walsh, Utilities Director; Lorne Stinnett, HR Director; Luci Ribeiro, Planner; Mitch Lawyer, Interim Chief Technology Officer; and Dalyn Sims, Helpdesk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of February 10, 2026. (2025-1192).

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Hearn to approve the agenda as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Minutes: Regular Meeting of November 18, 2025. (2025-1193).

* **MOTION by Councilmember Weeks; Seconded by Deputy Mayor Goins to approve the minutes for the November 18, 2025 Council meeting as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations:

1. Presentation: Informational Annual Investment Report for FY2025. (2025-1162). (Finance Director)

Mr. John Grady, PTMA Financial Solutions, provided a presentation on the City's Annual Investment Report.

IV. Delegations:

Aviiana Price, Cocoa student, read a poem she wrote in school about all the things she would do if she was Mayor. In response, Council congratulated Ms. Price on her courage for coming to Council and reading her poem in front of an audience as that can be very challenging.

Ariah Ogere, wished to speak on her parent's behalf about their property at 1001 Montclair Rd., Cocoa, and their experience with the rehabilitation program. She thanked the City Manager for responding to their questions and concerns and they would like to request assistance in relocating from their home into one of the Michael C. Blake Subdivision homes. They were not aware this was an option and they would like to explore it further.

Mrs. Alfreida Wright spoke in furtherance of her home at 1001 Montclair Rd., and the repairs it needs. She and her husband are elderly and are trying their best to make ends meet. They are willing to do what it takes to get their issues resolved.

In response, City Manager Whitten explained that last year Council made a decision to use the money to help the most people they could instead of putting all of the funding into one home. He also noted that there is no option to trade their property for one in the Michael C. Blake subdivision as those lots are now owned by Lennar. However, he would be happy to set up a meeting with them and go over their situation to see if there is anything the City can do to help.

Roderick McGowen, 3815 Sentry Dr., Cocoa, spoke about the traffic congestion on SR524. He shared his concerns with all of the incoming homes and the increase in traffic that will cause. There is no traffic light and no roundabout to help maintain the traffic.

Additionally, there are day campers at Junny Rios Park that sit in the parking lot all day. He asked staff to investigate the activity going on there.

In response, Councilmember Weeks shared that unfortunately the City does not own SR524 so some things are beyond its control, however she assured him that things are happening behind the scenes and changes are coming soon.

Bernice Fox, 701 Aurora St., Cocoa, shared that she has been experiencing the same issue at her house for the last four years. There are oak trees around her property that have been there for many years and have never been trimmed. She has called Public Works several times and no one has come out, although they were out there the other day doing some trimming but they did not touch hers. She asked if someone could help her address the issue.

V. Consent Agenda:

1. Approve a Resolution Amending the FY 2026 Budget, BAF 26-003-A, to provide budget for the currently ongoing Grant projects that were budgeted within FY 2025 and not yet finished, through the use of Fund Balance Reserves and other Revenue Sources. (2026-9). (Finance Director)

2. To Approve a Purchase Order and Agreement with S-Works Construction Corp. under Equalis Group Cooperative Contract R10-1166D (Region 10 ESC) to Remove the Current Transformer, Install and Test a Remanufactured 1000 kVa 3-Ph Padmount Transformer; Approve a Budget Transfer to the FY2026 Budget, BAF#26-043-T; Approve a Resolution Authorizing the City Manager to Approve and Execute Change Orders in an Amount Not to Exceed $15,163.01 for the Total Combined Project Cost of $166,787.00.Approve a cost increase and a Change Order to Purchase Order

84298 for Ring Power in the amount of $36,768.84 for emergency generator repairs at Well #25, utilizing Sourcewell Contract RFP #092222, for a total FY26 project cost not to exceed $136,768.84. (2026-23). (Utilities Director)

3. Approve Task Order 2026-65 under Contract RFQ-20-03-COC with Jacobs Engineering Group Inc. for design, permitting, and bidding services related to the Dyal WTP High Service Pumps Improvements in the amount of $249,836.00. (2025-1215). (Utilities Director)

4. To approve Task Order 2026-63 with Jacobs Engineering Group, Inc. under Contract RFQ Q-20-03-COC in the amount of $156,612.00 for engineering services related to the Dyal Clarifiers 1 & 2 Rehabilitation Project. (2025-1294). (Utilities Director)

5. To provide approval for the City to apply for the Victims of Crime Act (VOCA) Grant Cycle 2026-2027, for salaries and benefits for the Victim's Advocate Program, in order to provide victim advocate services to crime victims. (2026-29). (Police Chief)

6. Approve the Danus Utilities, Inc. Proposals for Lift Station Rehabilitation Services Utilizing the City of Clermont Agreement No. 2023-71, Effective August 8, 2023, through August 7, 2026; Authorize a Budgeted Expenditure for these Services not to Exceed $301,958.70. (2026-30). (Utilities Director)

7. 2026 Street Closure time and date changes and additional Street Closure requests. (2026-45). (Comm. & Economic Development Director)

8. Approve the FY2025-2026 HOME Disbursement Agreement between the City of Cocoa and Brevard County for $369,187.25. Approve a HOME Investment Partnership (HOME) Program Agreement with Community Housing Initiative, Inc. (CHI) for $319,299.24 to award funds for the administration of the City's Purchase Assistance Program. Agenda 2026-009 will include the Budget Amendment for HOME on BAF# 26-003-A. (2025-1051). (Community Services Director)

9. Approve Task Order No. 2026-60 to Jacobs Engineering Inc. for Services During Construction for the Elevated Tower Repairs Project (Project DYET22) under Continuing Services Agreement RFQ-20-03-COC, with a total amount not to exceed $84,868. (2026-64). (Utilities Director)

10. Award Bid No. B-26-01-COC, Elevated Tower Repair Project (DYET22), to Tank Rehab, LLC., of Jacksonville, Florida, for $1,372,500. To Approve a Resolution Authorizing the City Manager to Approve and Execute Change Orders in an Amount Not To Exceed $137,250 (10% of the Contract Amount) for a Total Project Cost of $1,509,750 and approve BAF 26-047-PT transferring funds to this project number. (2026-65). (Utilities Director)

11. Approve a Resolution Amending the FY 2026 Budget, BAF #26-045-T, Providing Engineering Services from Carollo Engineers, Inc. for Operational Support at Sellers

Water Reclamation Facility. (2026-66). (Utilities Director)

12. Approve a Resolution Amending the FY26 Budget, BAF 26-048-A, to cover expenses for the two (2) new Building Code Enforcement Officers for $11,500 using Building Fund 107 Fund Balance Reserves. (2026-69). (Community Services Director)

13. Approve a multi-year renewal for VMware Cloud Foundation software licensing in the amount of $162,573.12 per year for three (3) years under Sourcewell Contract 121923 with CDW-G, Inc. as well as approve BAF 26-044-T for this year's costs. Authorize the City Manager to execute the renewal and approve future licensing adjustments within the City Manager's purchasing authority and subject to funding availability. (2026-31). (Interim IT Director)

*******This Item is Confidential per FS 119.0725 and Not for Public Release*******

* **MOTION by Councilmember Koss; Seconded by Deputy Mayor Goins to approve the Consent agenda.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. Public Hearings:

1. Ordinance 01-2026 Annexing approximately 46.94 Acres of Real Property generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard. (Request to Postpone to February 24th City Council Meeting). (2026-88). (Planner)

Mayor Blake opened the Hearing to the public if anyone wished to speak on the postponement of the item.

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

* **MOTION by Councilmember Koss; Seconded by Councilmember Weeks to postpone the item to the February 24, 2026 Regular City Council meeting, at 6pm at Cocoa City Hall.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VII. Council Business:

1. City Council approval to name the Promenade at Riverfront Park after Jerry Sansom, former Florida Inland Navigation District Board Member and Cocoa Governmental Affairs Consultant. (2026-68). (City Manager)

City Manager Whitten shared that he is recommending the naming of the Promenade at Riverfront Park to be named after Jerry Sansom in recognition of his passionate commitment to not only the City of Cocoa but to ensuring the growth and development of the Cocoa waterfront. Mr. Sansom passed away in 2024 and this will be a great way to honor him.

* **MOTION by Mayor Blake; Seconded by Councilmember Weeks to approve the naming of the Promenade at Riverfront Park after Jerry Sansom.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Mr. Buddy Davenport, Chair of the Florida Inland Navigation District, spoke about Mr. Sansom and all of the great things he did. Mr. Sansom was his friend and mentor and he was an incredible man. He introduced Tom Morgan, the person who will be filling Mr. Sansom's shoes.

Mr. Tom Morgan formally introduced himself and shared some of his background. He is looking forward to working with the City in the future and noted that no one will ever be able to replace Mr. Sansom and shared his admiration for the knowledge he had and shared with everyone.

Ms. Janet Zimmerman also spoke about Mr. Sansom and all of the great things he did. She is also looking forward to continuing to work with the City and helping where they can.

Mrs. Dixie Sansom spoke about her husband and thanked everyone for their support, love and friendship. She expressed her gratitude that the City has decided to honor Mr. Sansom in this way.

2. Consideration and Approval of the First Addendum to the Development Agreement between Wal-Mart Stores East, LP, and the City of Cocoa, allowing expanded uses at 2700 Clearlake Road, including a convenience store with gasoline pumps, and

providing for property conveyance to the City in lieu of previously required right-of-way. (2026-32). (Planner)

Ms. Ribeiro provided a presentation[1], and shared that under the Original Development Agreement, the Developer was required to construct a Walmart Supercenter with a limited automotive service component as provided in an attached Site Plan concept. In addition, as part of the project, the Developer was required to construct and dedicate a public right-of-way and sidewalk connection across the property linking State Road 524 and Clearlake Road to an existing segment of vacated right-of-way formerly known as S.R. S-503A. In exchange, the city vacated approximately 0.547 acres of public right-of-way located within the project site. While the City fulfilled its obligation to vacate the right-of-way, the Developer did not and the connecting roadway and sidewalk were never constructed.

The Developer has requested approval of a First Addendum to the Development Agreement (Attachment A) to allow for the construction of a new fuel station consisting of a convenience store, fuel pumps, and canopy on a portion of the existing Walmart parking area fronting Clearlake Road. The proposed fuel station is shown on a separately approved site plan and engineering plan set (Attachment B). The fuel station use was not contemplated under the Original Development Agreement Site Plan and therefore requires formal amendment.

In addition to expanding the permitted project scope, the First Addendum updates outdated infrastructure obligations contained in the Original Development Agreement to better align with current City planning objectives, including future transportation improvements associated with the planned Brightline passenger rail station.

The First Addendum to the Development Agreement accomplishes the following:

1.Expansion of Permitted Uses: The Addendum amends the project scope to expressly allow the construction and operation of a fuel station with convenience store and gasoline pumps as an accessory use to the existing Walmart Supercenter. The fuel station must be constructed in substantial conformance with the approved final engineering and site plan and elevations, which is incorporated into the Development Agreement by reference.

2. Amendment to Site Plan Exhibits: The Addendum updates Exhibit “B” of the Original Development Agreement to include the fuel station site plan and architectural renderings as a new Exhibit “I.” This ensures the Development Agreement accurately reflects the site’s current and proposed development conditions.

3. Removal of Prior Roadway Construction Obligation: The Addendum removes the Developer’s obligation to construct a connecting public right-of-way and sidewalk

[1] Exhibit A: Walmart DA Addendum Presentation

across the property that was required under the Original Development Agreement. This improvement is no longer consistent with current transportation planning for the area and intended Brightline station and has remained unconstructed since adoption of the original agreement.

4. Property Conveyance in Lieu of Road Construction: In place of the prior construction obligation, the Developer agrees to convey up to one (1) acre of property to the City, at no cost, for future public right-of-way purposes. The conveyance parcel is generally depicted in Exhibit “J” and is intended to support future roadway access serving the anticipated Brightline station and surrounding redevelopment area. The City has up to ten (10) years to initiate the conveyance, providing flexibility to coordinate with regional transportation planning and funding timelines.

5. Coordination During Future Roadway Construction: The Addendum includes provisions requiring coordination between the City and the Developer during any future construction of a public right-of-way within the conveyed area. Specifically, the city must use commercially reasonable efforts to maintain vehicular access to the Walmart Supercenter during construction, particularly access serving the pickup and delivery area. This provision does not prohibit temporary closures but ensures advanced coordination and reasonable alternative access when practicable. While the site has secondary access from Otterbein Avenue, the language recognizes that Clearlake Road access serves specific operational and circulation functions for the store.

6. City Maintenance Responsibilities: Upon conveyance and construction of the future public right-of-way, the City will assume responsibility for maintenance of the roadway, including landscape medians, consistent with City standards. The Addendum also requires that an ingress-egress driveway serving the Walmart Supercenter be maintained in the final roadway design.

7. Time Limitation on Fuel Station Entitlement: The Addendum includes a provision allowing the City to terminate the Development Agreement if the Developer fails to obtain a building permit and commence vertical construction of the fuel station within one (1) year of the effective date. This provision prevents indefinite vesting of the fuel station entitlement.

The First Addendum supports the City’s Strategic Plan goals related to Transportation and Mobility, Economic Development, and Fiscal Sustainability by modernizing an outdated development agreement, facilitating reinvestment in an existing commercial center, and supporting long-term infrastructure planning associated with the Brightline station area.

* **MOTION by Councilmember Koss; Seconded by Deputy Mayor Goins to approve the First Addendum to the Development Agreement between the City of Cocoa**

and Wal-Mart Stores East, LP, for the Walmart Supercenter located at 2700 Clearlake Road, and authorize the Mayor to execute the same.

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Consider the Donation Application for Double Zero Athletics in the amount of $1,000. (2026-100). (City Clerk)

Mr. Terrance Parks, President of Double Zero Athletics, asked Council to consider their $1,000 request to help offset some of the costs for their 100 Dreams Basketball Camp. He spoke in furtherance of the program and the youth of Cocoa. He shared that they believe that athletics help fill the gaps with local youth and it further gives them academic accountability. They are trying to raise $50,000 dollars in total to pay for the facility rental, food, equipment and insurance.

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Goins to approve the donation application request for Double Zero Athletics in the amount of $1,000.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VIII. City Business:

IX. Informational Agenda:

1. In accordance with the Financial Operations Manual (FOM) the City Manager shall submit to City Council in the form of an agenda item any approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority. (2026-10). (Finance Director)

2. In accordance with City Code, Section 2-74, at the beginning of each month during the fiscal year, the City Manager shall submit to City Council data showing the relation between the estimated and actual income and expenses to date. (2026-11). (Finance Director)

3. FY 2026 December Budget Adjustment Report. (2026-12). (Finance Director)

4. Informational Only - The City of Cocoa's Open Board Vacancies. (2026-102). (City

Clerk)

5. Bi-Weekly Report for January 9, 2026 – February 5, 2026. (2026-103). (City Manager)

X. Reports:

Mayor Blake asked everyone to take a moment of silence for Mr. Joe Robinson who passed away over the weekend and served on the City's Housing Authority Board for many years.

Mr. Walsh shared that as a reminder, from February 21 – March 21, the City will be conducting its annual water system maintenance.

Chief Lamm shared a brief video and invited everyone to come out on February 19th for the Fire Department's Push-In Ceremony to celebrate their new truck.

Additionally, Chief Lamm asked Council to honor a County-wide burn ban that was put into effect today and will be in effect until further notice.

City Manager Whitten recognized the City's Finance Department on receiving the Government Finance Officers Association's (GFOA) Distinguished Budget Presentation Award for its 2026 budget.

Additionally, he wished to provide an update that the City won the small claims case that was brought forward against the City by Mr. Johnny Dennis.

Deputy Mayor Goins shared the details for the Celebration of Life for Leon Tucker Sr. who had a great impact on his life.

He also shared pictures from a volunteer opportunity he had at Matthew's Hope. This was an eye-opening experience for him and he thanked all of the volunteers who provide assistance at the shelter.

Lastly, he spoke about the work going on at Stradley Park and thanked staff for doing the best job they can with the situation at hand.

Councilmember Weeks shared photos from events she recently attended, including the MLK Day event, her Advocacy Week Conference, the Florida League of Cities Legislative Action Days, including photos with Representative Sirois and Monique Miller. She also attended the 2026 Brevard Days at the Capitol and encouraged the rest of Council to participate with the Chamber if they have the opportunity.

Additionally, she attended the NAACP event where Chief Collier received an award. She congratulated him again on his award. Lastly, she shared photos from a Space Coast Realtors Association gala she attended with her husband.

Councilmember Hearn shared that he has no presentation this evening, however there are a few things he'd like re-address. He spoke about the lawsuit that the City was involved in and asked Council and staff to consider ways to educate the public on our meter reading processes so that they have a better understanding. In response, Mr. Walsh offered to put some information together to post on the City's website to help educate the City's water customers.

Councilmember Koss provided her District 4 report and shared photos from events she recently attended. There was an event held by the Space Coast Black Chamber at the Collins Museum which was a great event and she was glad that the museum is being utilized.

Additionally, there have been some merchants, particularly some of the boutique owners, who have concerns with the amount of road closures that are taking place in the Village as it can negatively impact their business. She would like Council to consider the business owners when voting on future road closures and the impact it can have on their business.

Mayor Blake shared photos of the new Cocoa Fire Truck. He also shared photos from events he recently attended, including the Florida League of Cities Legislative Action Days, his granddaughter's academic award ceremony, the MLK Day event, the groundbreaking ceremony at the Michael C. Blake Subdivision, and an Alzheimer's Walk.

Additionally, he asked everyone to save the date on February 26th for Emma Jewel Charter Academy's Black History Month event where they will be recognizing Mayor Blake.

XI. Adjournment:

* **MOTION by Councilmember Weeks; Seconded by Councilmember Hearn to adjourn the Regular meeting of February 10, 2026.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 8:22 p.m.

_____

Michael C. Blake, Mayor

ATTEST:

_____

Monica Arsenault, CMC, City Clerk



City Council

February 10, 2026

First Addendum to Development Agreement

Walmart Supercenter



Walmart Supercenter

2700 Clearlake Road

Requested Action

Request to consider approval of a First Addendum to the Development Agreement between the City of Cocoa and Wal-Mart Stores East, LP, allowing expanded uses at 2700 Clearlake Rd, including a convenience store with gasoline pumps, and providing property conveyance to the City in lieu of prior right-of-way requirements.



Walmart Supercenter

2700 Clearlake Road

Background

- Original DA signed on August 2003.
- Key Provisions of the Original Development Agreement

  ✓Construction of a Supercenter

  ✓Construction and dedication of a public roadway and sidewalk connection linking State Road 524 and Clearlake Road - in exchange, the City vacated approximately 0.547 acres of public right-of-way



Walmart Supercenter

2700 Clearlake Road

Background Cont.



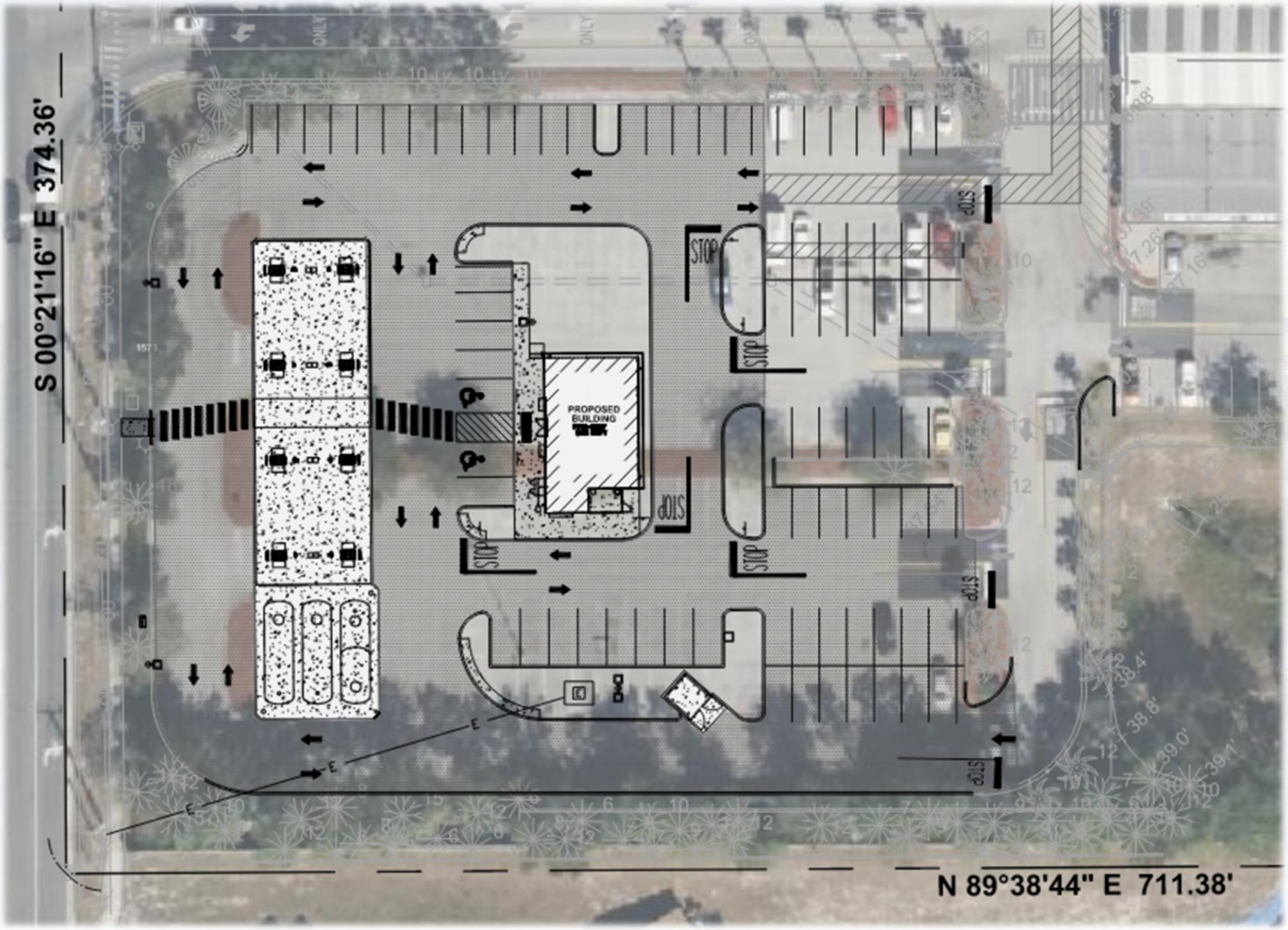
Purpose of the First Addendum

- **Unfulfilled infrastructure obligation** - update outdated infrastructure requirements in the original agreement to better reflect current and future transportation planning
- **Expansion of Permitted Uses - a**llow the construction of a fuel station with a convenience store and gasoline pumps on a portion of the existing parking area fronting Clearlake Road.

First Addendum Goals

This First Addendum to the Development Agreement is meant to accomplish the following:

1. Updated Site Plan Exhibits
2. Removal of Prior Roadway Requirement
3. Property Conveyance to the City
4. Coordination During Future Road Construction
5. Maintenance Responsibilities
6. Time Limitation on Fuel Station Approval


S 00°21'16" E 374.36'
N 89°38'44" E 711.38'
PROPOSED BUILDING
STOP
ONLY



Recommended Action

Staff recommends approval of the First Addendum to the Development Agreement between the City of Cocoa and Wal-Mart Stores East, LP for the Walmart Supercenter located at 2700 Clearlake Road, and authorization for the Mayor to execute the agreement.

THANK YOU




COCOA
FLORIDA
PUBLIC WORKS DEPARTMENT
155 N. WILSON AVE.




COCOA
FLORIDA




COC
FIRE R






COCOA
WELCOMES YOU



CITY COUNCIL AGENDA ITEM

Memo Date:	April 8, 2026
Agenda Date:	April 14, 2026
File ID:	2026-260
Prepared By:	Samantha Senger, Communications & Economic Development Director
Through:	Stockton Whitten, City Manager
Requested Action:	Recognize the 2025/26 Citizens Academy Graduates.

BACKGROUND:
In October of 2025, the newest class of residents and business owners started the annual Citizens Academy program. They have visited and learned from each Department in the City of Cocoa and will now be recognized for their commitment to the program.

PRIORITY AREA CONNECTION:
Community Outreach and Engagement

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
This is the 7th Citizens Academy class.

RECOMMENDED MOTION:
N/A

CITY COUNCIL AGENDA ITEM

Memo Date:	April 8, 2026
Agenda Date:	April 14, 2026
File ID:	2026-263
Prepared By:	Lorne Stinnett, HR Manager
Through:	Stockton Whitten, City Manager
Requested Action:	Recognition of Fire Lieutenant Raymond Rivers for his outstanding bravery, dedication to public safety, and commitment to serving others both on and off duty.

BACKGROUND:

Fire Lieutenant Raymond Rivers is being recognized for his exemplary bravery and quick action in response to a residential fire at the home of a City employee. Upon noticing the fire, Lieutenant Rivers immediately intervened, ensuring that all occupants of the home were safely evacuated.

Demonstrating courage and presence of mind, Lieutenant Rivers utilized a garden hose to contain the fire and prevent it from spreading further within the residence until fire crews arrived on scene. His decisive actions helped protect both lives and property during a critical and potentially life-threatening situation.

PRIORITY AREA CONNECTION:
Public Safety/Community Standards

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:

Recognition of Fire Lieutenant Raymond Rivers for his outstanding bravery, dedication to public safety, and commitment to serving others both on and off duty.

CITY COUNCIL AGENDA ITEM

Memo Date:	April 7, 2026
Agenda Date:	April 14, 2026
File ID:	2026-259
Prepared By:	Monica Arsenault, City Clerk
Through:	Lorraine Koss, Councilmember
Requested Action:	N/A

BACKGROUND:
At the request of Councilmember Koss, Ms. Shayla Smith will be presenting on behalf of Elevate Brevard regarding the March to Graduation.

PRIORITY AREA CONNECTION:
Community Outreach and Engagement

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
N/A

CITY COUNCIL AGENDA ITEM

Memo Date:	March 18, 2026
Agenda Date:	April 14, 2026
File ID:	2026-211
Prepared By:	Susan Lambert, Police Administrative Technician
Through:	Evander Collier, Police Chief
Requested Action:	Council Approval a Proclamation claiming April 12 - 18, 2026 National Public Safety Telecommunicators Week

BACKGROUND:

National Public Safety Telecommunicators Week (NPSTW) is observed annually during the second full week of April—April 12–18, 2026—to honor the dedicated professionals who serve as the vital first point of contact in emergencies. This recognition highlights the essential and often high-pressure work of 911 dispatchers, call-takers, and emergency communications personnel whose expertise and composure provide critical, life-saving support to the public and first responders.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

Council previously approved a proclamation on April 8, 2025.

RECOMMENDED MOTION:

Council Approval a Proclamation claiming April 12 - 18, 2026 National Public Safety Telecommunicators Week

PROCLAMATION

WHEREAS, *emergencies can occur at any time that require police, fire or emergency medical services; and*

WHEREAS, *when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and*

WHEREAS, *the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the City of Cocoa emergency communications center; and*

WHEREAS, *Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and*

WHEREAS, *Public Safety Telecommunicators are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information and ensuring their safety; and*

WHEREAS, *Public Safety Telecommunicators of the City of Cocoa Police Department have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and*

WHEREAS, *each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year.*

NOW, THEREFORE, *I, Mayor Michael C. Blake, on behalf of the City Council of the City of Cocoa, Florida, do hereby proclaim the week of April 12 - 18, 2026, to be National Public Safety Telecommunicators Week in Cocoa, in honor of the men and women whose diligence and professionalism keep our city and citizen safe.*

WHEREFORE, I have hereunto set my hand and caused the seal of the City of Cocoa to be affixed this 14th day of April, 2026.

_____

Mayor

ATTEST:

_____

City Clerk

CITY COUNCIL AGENDA ITEM

Memo Date:	March 24, 2026
Agenda Date:	April 14, 2026
File ID:	2026-218
Prepared By:	Susan Lambert, Police Administrative Technician
Through:	Stockton Whitten, City Manager
Requested Action:	Proclamation: Recognizing April 19 - 25, 2026, as Administrative Professionals Week.

BACKGROUND:

In 1952, the U.S. Department of Commerce, in partnership with the National Secretaries Association (NSA), established the first National Secretaries Week to formally acknowledge the vital contributions, dedication, and professionalism of secretaries across the nation (“History of IAAP” 2015). The profession continued to evolve, and in 1967, the NSA welcomed its first male member, signaling a meaningful shift toward a more inclusive and forward-looking workforce.

In 2000, the observance was renamed Administrative Professionals Week, reflecting the transition from the traditional, gender-specific title of “secretary” to a broader, more accurate representation of the modern administrative role (“History of IAAP” 2015). This change recognized the expanding scope of responsibilities and the increasingly strategic nature of administrative work.

More than two decades later, administrative professionals, administrative assistants, and executive assistants continue to play an essential role in the effective operation of public agencies, private organizations, and community institutions. While the profession retains many foundational elements of its history, today’s administrative roles require advanced skills, adaptability, and a high level of professional expertise. Their contributions remain indispensable to the success and efficiency of the organizations they support.

PRIORITY AREA CONNECTION:

Organizational Effectiveness

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

None.

RECOMMENDED MOTION:

Recognition of April 19 - 25, 2026 as Administrative Professionals Week.

PROCLAMATION

WHEREAS, *April 19 – 25, 2026, has been designated Administrative Professionals' Week; and*

WHEREAS, *April 22, 2026, has been designated as Administrative Professionals' Day; and*

WHEREAS, *since 1952, this occasion has been observed as a means to show gratitude and recognition for all administrative support personnel; and*

WHEREAS, *the work of administrative professionals today requires advanced knowledge and expertise in communications, computer software, office technology, project management, organization, customer service, and other vital office management responsibilities; and*

WHEREAS*, Administrative Professionals week is observed annually in workplaces around the world to recognize the important contributions of administrative support staff; and*

WHEREAS, *Administrative Professionals week celebrates and sheds light on administrative professionals devoted and valued work.*

NOW, THEREFORE, *I, Mayor Michael C. Blake, on behalf of the City Council of the City of Cocoa, Florida, do hereby proclaim the week of April 19-25, 2026, to be Administrative Professionals Week in Cocoa, and April 22, 2026 shall be known as "Administrative Professionals Day", saluting all of the amazing administrative professionals who positively contribute to offices within this community, as well as dedicate themselves to the administrative profession.*

WHEREFORE, I have hereunto set my hand and caused the seal of the City of Cocoa to be affixed this 14th day of April, 2026.

_____

Mayor

ATTEST:

_____

City Clerk

CITY COUNCIL AGENDA ITEM

Memo Date:	April 8, 2026
Agenda Date:	April 14, 2026
File ID:	2026-261
Prepared By:	Monica Arsenault, City Clerk
Through:	Stockton Whitten, City Manager
Requested Action:	Proclamation recognizing the month of April as Fair Housing Month.

BACKGROUND:
N/A

PRIORITY AREA CONNECTION:
Community Outreach and Engagement

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
N/A

PROCLAMATION

WHEREAS, *April 11, 2026, marks the 58th anniversary of the passage of the Fair Housing Act, which affirms national policy of fair housing for all who live in the United States; and*

WHEREAS, *The Fair Housing Act prohibits discrimination based on race, color, religion, sex, handicap, familial status, and national origin; and*

WHEREAS, *this Act provides equal housing opportunity for all Americans regardless of race, color, religion, sex, or national origin, as well as to ensure fair practice in the sale, rental, or financing of property; and*

WHEREAS, *the Fair Housing Amendments Act of 1988 added new rights, remedies, monetary penalties, and strengthened its enforcement procedures; and*

WHEREAS, *the Fair Housing Amendments Act seeks to provide equal housing opportunities, to affirmatively further housing choices, to eliminate legal barriers to equal housing, and to emphasize equal housing as a fundamental human right for all; and*

WHEREAS, *economic stability, community health, and human relations in communities are improved by diversity and integration; and*

WHEREAS, *The City of Cocoa is committed to fair housing and promotes services and activities provided by private and public entities for equal housing opportunities for all residents and prospective residents; and*

WHEREAS, *The City of Cocoa fully supports the intent and purpose of the Federal Fair Housing Act, local fair housing laws, and follows policies and practices in order to achieve its goal.*

NOW, THEREFORE, I, *Mayor Michael C. Blake, on behalf of the City Council of the City of Cocoa, Florida, do hereby proclaim the month of April as:*

"Fair Housing Month"

WHEREFORE, I have hereunto set my hand and caused the seal of the City of Cocoa to be affixed this 14th day of April, 2026.

_____

Mayor

ATTEST:

_____

City Clerk

CITY COUNCIL AGENDA ITEM

Memo Date:	April 8, 2026
Agenda Date:	April 14, 2026
File ID:	2026-262
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Monica Arsenault, City Clerk
Requested Action:	Proclamation recognizing April as "Water Conservation Month".

BACKGROUND:
N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
N/A

PROCLAMATION

WHEREAS, *water is a basic and essential need of every living creature; and*

WHEREAS, *The State of Florida, Water Management Districts and the City of Cocoa are working together to increase awareness about the importance of water conservation; and*

WHEREAS, *the City of Cocoa and the State of Florida have designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and*

WHEREAS, *the City of Cocoa has always encouraged and supported water conservation, through various educational programs and special events; and*

WHEREAS, *every business, industry, school and citizen can make a difference when it comes to conserving water; and*

WHEREAS, *every business, industry, school and citizen can help by saving water and thus promote a healthy economy and community; and*

WHEREAS, *outdoor irrigation comprises a large portion of water use, the City of Cocoa will encourage citizens and businesses to focus on improving outdoor irrigation efficiency; and*

WHEREAS, *The City of Cocoa, Florida is calling upon each citizen and business to help protect our precious resources by practicing water-saving measures and becoming more aware of the need to save water. For this, the 26th year of Water Conservation Month, there will be a special focus on improving irrigation efficiency.*

NOW, THEREFORE, *I, Mayor Michael C. Blake, on behalf of the City Council of the City of Cocoa, Florida, do hereby proclaim the month of April 2026 as:*

"Water Conservation Month"

WHEREFORE, I have hereunto set my hand and caused the seal of the City of Cocoa to be affixed this 14th day of April 2026.

Michael C. Blake

Mayor

ATTEST:

City Clerk

CITY COUNCIL AGENDA ITEM

Memo Date:	January 6, 2026
Agenda Date:	April 14, 2026
File ID:	2026-13
Prepared By:	Zoie Badalov, Senior Budget Analyst
Through:	Rebecca Bowman, Finance Director
Requested Action:	Approve a resolution amending the FY 2026 Budget, BAF 26-032-IFT, to transfer accumulated cash balances from interest earned in certain funds to each respective "master" fund, as well as use Stormwater contingency to provide budget for the interdepartmental billing for water/sewer use in the Stormwater fund.

BACKGROUND:

All funds earn interest for their bank cash balances. Interest is calculated and allocated based on the cash balance in each fund every month. Positive cash balances earn and accumulate interest. The interest earned should not stay in some of the funds because of the fund's purpose and should be returned to the related "master" fund. For example, the 425 Restricted Assets Fund functions as a debt service fund for utility-related debt and receives cash transfers from the 421 Water and Sewer Utility Fund "master" fund. Cash accumulates in the fund to be able to make the debt payment and therefore earns monthly interest. Over time, the interest earned should be returned to the 421 Water and Sewer Utility Fund. Additionally, there have been differences between cash transfers to make debt payments and the actual debt payments in the 108 Section 108 Fund, so cash of $1,347 has accumulated in that fund and should be returned to the 103 CDBG Fund "master".

Along with the interest transfers, there was a new Stormwater utility account that was added to interdepartmental billing that was not previously included in the approved budget. Staff is requesting approval of the use of contingency to cover these costs for the FY26.

The purpose of BAF 26-032-IFT is to transfer the interest earned back to the respective "master" funds and use Stormwater contingency funds to provide budget for utilities for FY26.

PRIORITY AREA CONNECTION:

Organizational Effectiveness

BUDGETARY IMPACT:

Budgeted? Yes/**No**
If not budgeted, is **amendment** / transfer attached? **Yes**

Source/Use of Funds

Account Number	Amount
Section 108 Loan Fund Pooled Interest FY22-FY25	
108-0000-389.99-50	$785
108-3240-581.91-03	$785
103-0000-381.91-08	$785
103-3240-554.39-00	$785
Section 108 Loan Fund Accumulated Pooled Cash FY22-FY25	
108-0000-389.99-50	$1,347
108-3240-581.91-03	$1,347
103-0000-381.91-08	$1,347
103-3240-554.39-00	$1,347
Debt Service Fund Pooled Interest FY09-FY25	
201-0000-389.99-50	$20,455
201-1600-581.91-01	$20,455
001-0000-381.91-20	$20,455
001-0000-389.99-50	($20,455)
American Rescue Plan Fund Pooled Interest FY21-FY25	
130-0000-389.99-50	$5,661
130-3580-581.91-01	$5,661
001-0000-381.91-14	$5,661
001-0000-389.99-50	($5,661)
Stormwater Interdepartmental billing for water/sewer	
423-3570-538.39-00	($4,500)
423-3570-538.43-00	$4,500
Water/Sewer Renewal & Replace Fund Pooled Interest FY22-FY25	
424-0000-389.99-50	$309,271
424-4010-581.91-21	$309,271
421-0000-381.91-24	$309,271
421-0000-389.99-50	($309,271)
Water/Sewer Restricted Assets Fund Pooled Interest FY20-FY25	
425-0000-389.99-50	$109,208
425-4010-581.91-21	$109,208
421-0000-381.91-25	$109,208
421-0000-389.99-50	($109,208)

PREVIOUS ACTION:

None

RECOMMENDED MOTION:

Approve a resolution amending the FY 2026 Budget, BAF 26-032-IFT, to transfer accumulated cash balances from interest earned in certain funds to each respective "master" fund, as well as use Stormwater contingency to provide budget for the interdepartmental billing for water/sewer use in the Stormwater fund.

RESOLUTION NO. 2026-025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, AMENDING THE CITY OF COCOA BUDGET FOR FISCAL YEAR 2026; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Cocoa adopted the final budget for the fiscal year commencing on October 1, 2025, and ending on September 30, 2026, at a Special meeting held on September 16, 2025; and

WHEREAS, in accordance with Article XII, Section 5 of the City of Cocoa Charter, whereby the Council may, at any time by resolution, transfer any unused and unencumbered appropriation or portion thereof from one office or department to another; and

WHEREAS, the City Council deems it to be in the best interest of the City of Cocoa to amend its budget as provided in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, as follows:

SECTION 1. The 2025-2026 fiscal year budget shall be amended as detailed in the attached sheets.

SECTION 2. All prior resolutions or prior resolutions inconsistent with this resolution are hereby repealed to the extent of the conflict.

SECTION 3. This resolution shall become effective immediately upon its adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a Regular meeting assembled on the 14th day of April, 2026.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, City Clerk

City of Cocoa Tracking Sheet

BAF 26-032-IFT

Revenues				
Account	**Description**	**Amount**	**Project#**	**Note**
001-0000-381.91-20	TRANSFER FROM / TRF FROM DBT SVC (201)	20,455		201 Fund Pooled Int FY20-FY25
001-0000-389.99-50	BALANCE FORWARD / FUND BAL-APPROP. RESERVES	(20,455)		201 Fund Pooled Int FY20-FY25
001-0000-381.91-14	TRANSFER FROM / TRF FROM ARPA (130)	5,661		130 Fund Pooled Int FY21-FY25
001-0000-389.99-50	BALANCE FORWARD / FUND BAL-APPROP. RESERVES	(5,661)		130 Fund Pooled Int FY21-FY25
	General Fund Total	-		
103-0000-381.91-08	TRANSFER FROM / TRF FROM SEC 108 LN (108)	785		108 Fund Pooled Int FY22-FY25
103-0000-381.91-08	TRANSFER FROM / TRF FROM SEC 108 LN (108)	1,347		108 Fund Pooled Cash FY22-FY25
	CDBG Fund Total	2,132		
108-0000-389.99-50	BALANCE FORWARD / FUND BAL-APPROP. RESERVES	785		108 Fund Pooled Int FY22-FY25
108-0000-389.99-50	BALANCE FORWARD / FUND BAL-APPROP. RESERVES	1,347		108 Fund Pooled Cash FY22-FY25
	Sec 108 Loan Fund Total	2,132		
201-0000-389.99-50	BALANCE FORWARD / FUND BAL-APPROP. RESERVES	20,455		201 Fund Pooled Int FY20-FY25
	Debt Service Fund Total	20,455		
130-0000-389.99-50	BALANCE FORWARD / FUND BAL-APPROP. RESERVES	5,661		130 Fund Pooled Int FY21-FY25
	American Rescue Plan Fund Total	5,661		
421-0000-381.91-24	TRANSFER FROM / RENEW & REPLACE (424)	309,271		424 Fund Pooled Int FY22-FY25
421-0000-389.99-50	BALANCE FORWARD / FUND BAL-APPROP. RESERVES	(309,271)		424 Fund Pooled Int FY22-FY25
421-0000-381.91-25	TRANSFER FROM / TRF FROM W/S REST (425)	109,208		425 Fund Pooled Int FY20-FY25
421-0000-389.99-50	BALANCE FORWARD / FUND BAL-APPROP. RESERVES	(109,208)		425 Fund Pooled Int FY20-FY25
	Water/Sewer Fund Total	-		
424-0000-389.99-50	BALANCE FORWARD / FUND BAL-APPROP. RESERVES	309,271		424 Fund Pooled Int FY22-FY25
	W/S Renewal & Replace Fund Total	309,271		
425-0000-389.99-50	INTEREST & OTHER EARNINGS / INTEREST	109,208		425 Fund Pooled Int FY20-FY25
	W/S Restricted Assets Fund Total	109,208		
Total		448,859		
Expenses				
Account	**Description**	**Amount**	**Project#**	**Note**
103-3240-554.39-00	HOUSING & URBAN DEVELOP. / CONTINGENCY	785		108 Fund Pooled Int FY22-FY25
103-3240-554.39-00	HOUSING & URBAN DEVELOP. / CONTINGENCY	1,347		108 Fund Pooled Cash FY22-FY25
	CDBG Fund Total	2,132		
108-3240-581.91-03	INTERFUND TRANSFER / TO CDBG (103)	785		108 Fund Pooled Int FY22-FY25
108-3240-581.91-03	INTERFUND TRANSFER / TO CDBG (103)	1,347		108 Fund Pooled Cash FY22-FY25
	Sec 108 Loan Fund Total	2,132		
201-1600-581.91-01	INTERFUND TRANSFER / TO GENERAL FUND (001)	20,455		201 Fund Pooled Int FY20-FY25
	Debt Service Fund Total	20,455		
130-1600-581.91-01	INTERFUND TRANSFER / TO GENERAL FUND (001)	5,661		130 Fund Pooled Int FY21-FY25
	American Rescue Plan Fund Total	5,661		
423-3570-538.39-00	STORMWATER UTILITY / CONTINGENCY	(4,500)		Interdepartmental Billing
423-3570-538.43-00	STORMWATER UTILITY / ELECTRIC/WATER/SEWER	4,500		Interdepartmental Billing
	Stormwater Utility Total	-		
424-4010-581.91-21	INTERFUND TRANSFER / TO WATER SEWER (421)	309,271		424 Fund Pooled Int FY22-FY25
	W/S Renewal & Replace Fund Total	309,271		
425-4010-581.91-21	INTERFUND TRANSFER / TO WATER SEWER (421)	109,208		425 Fund Pooled Int FY20-FY25
	W/S Restricted Assets Fund Total	109,208		
Total		448,859		

City of Cocoa Budget Adjustment Form FY 2026- 032-IFT

Select Adjustment Type: Interfund Transfer | Requesting Department #: Finance - 1500 | Date Prepared: 12/22/25

Revenue Accounts'

Adjusting Amount	Account Number	Account Name	Current Budget	Adjusted Budget	Project Number
$ 0	Nets to zero see tracking sheet	General Fund (001) Total		$ 0	
$ 2,132	Varies	CDBG Fund (103) Total		$ 2,132	
$ 2,132	Varies	Section 108 Loan Fund (108) Total		$ 2,132	
$ 20,455	Varies	Debt Service Fund (201) Total		$ 20,455	
$ 5,661	Varies	American Rescue Plan Fund (130) Total		$ 5,661	
$ 0	Nets to zero see tracking sheet	Water Sewer Fund (421) Total		$ 0	
$ 309,271	Varies	W/S Renewal & Replace Fund (424) Total		$ 309,271	
$ 109,208	Varies	W/S Restricted Assets Fund (425) Total		$ 109,208	
				$ 0	
$ 448,859 Total					

Expense Accounts'

Adjusting Amount	Account Number	Account Name	Current Budget	Adjusted Budget	Project Number
$ 2,132	Varies	CDBG Fund (103) Total		$ 2,132	
$ 2,132	Varies	Section 108 Loan Fund (108) Total		$ 2,132	
$ 20,455	Varies	Debt Service Fund (201) Total		$ 20,455	
$ 5,661	Varies	American Rescue Plan Fund (130) Total		$ 5,661	
$ 0	Nets to zero see tracking sheet	Stormwater Fund (423) Total		$ 0	
$ 309,271	Varies	W/S Renewal & Replace Fund (424) Total		$ 309,271	
$ 109,208	Varies	W/S Restricted Assets Fund (425) Total		$ 109,208	
				$ 0	
				$ 0	
$ 448,859 Total					

Reason/Justification for Adjustment:

To transfer the accumulated interest between funds following the generally accepted accounting principles. As well as account for the use of contingency to cover the interdepartmental billing in the Stormwater fund for water and sewer services. See tracking sheet for specific account details.
Agenda 26-013 (DFD out of office)

City Council Approval Needed? Yes: (●) No: ( ) **Date Approved:** **Resolution #:** 2026-025

*~*City Council Approval needed for transfers greater than $75,000 or transfers between departments/funds. All CRA adjustments must go to their respective boards.*

Zoie Badalov — Digitally signed by Zoie Badalov Date: 2026.01.06 13:44:58 -05'00'	Zoie Badalov — Digitally signed by Zoie Badalov Date: 2026.01.06 13:45:08 -05'00'	Rebecca Bowman — Digitally signed by Rebecca Bowman DN: cn=Rebecca Bowman, ou=CH Date: 2026.04.09 17:06:31 -04'00'
Requestor's Signature	Finance Approval Signature	Finance Director's Signature
Department Director's Signature	Deputy Finance Director's Signature	City Manager's Signature

FINANCE USE ONLY:

Date Entered: Entered By: Group #:

Fund 108 Pooled Equity Interest
108-0000-101.00-00

Fiscal Year	Debit	Credit	Net Interest	Total Interest Earned
2022	21.20		21.20	
	17.34		17.34	
	36.18		36.18	
	36.90		36.90	
	31.06	(31.06)	-	
	31.06		31.06	
	23.78	(23.78)	-	
	23.78		23.78	
	21.95		21.95	
	17.11		17.11	
	10.71		10.71	
	9.15		9.15	225.38
	280.22	(54.84)	225.38	
2023	106.29		106.29	
	31.27		31.27	
	37.14		37.14	
	36.04		36.04	
	39.72		39.72	
	1.22	(1.22)	-	
	38.99		38.99	
	1.32	(1.32)	-	
	39.51		39.51	
	1.36	(1.36)	-	
	39.36		39.36	
	1.50	(1.50)	-	
	33.82		33.82	
	77.42		77.42	479.56
	484.96	(5.40)	479.56	
2024	3.56		3.56	
	1.80		1.80	
	1.10		1.10	
	1.14		1.14	
	0.85		0.85	
	1.29		1.29	
	0.42		0.42	
	0.56		0.56	
	49.01		49.01	59.73
	59.73	-	59.73	

Fiscal Year	Debit	Credit	Net Interest	Total Interest Earned
2025	4.93	-	4.93	
	4.38	-	4.38	
	3.20	-	3.20	
	3.19	-	3.19	
	1.85	-	1.85	
	1.85	-	1.85	
	0.58	-	0.58	19.98
	19.98	-	19.98	

Total Pooled Equity Interest 2022 - 2025	784.65
FY25 Ending Cash Balance 108-101.00-00	2,131.81

✓ ties to 108-361.10-00

Note:
GL review shows Pooled Equity Interest started in 2022.

JE to move Pooled Equity Interest from Fund 108 to Fund 103:		
103-0000-101.00-00	784.65	
108-0000-101.00-00		784.65
108-3240-581.91-03	784.65	
103-0000-381.91-08		784.65
JE to move Excess Cash from Fund 108 to Fund 103:		
103-0000-101.00-00	1,347.16	
108-0000-101.00-00		1,347.16
108-3240-581.91-03	1,347.16	
103-0000-381.91-08		1,347.16
Total cash moved from 108 to 103 =	**2,131.81**	

(at 1/9/26, no AP cash needed)

Note: per 1/9/25 meeting, we are moving the entire FY25 ending cash balance in 108-101.00-00 to Fund 103.

The above JE separates excess cash vs pooled equity interest.

Fund 201 Pooled Equity Interest
201-0000-101.00-00

Fiscal Year	Debit	Credit	Net Interest	Total Interest Earned
2020	1.66		1.66	
	0.99		0.99	
	2.46		2.46	
	2.17		2.17	7.28
	7.28	-	7.28	
2021				
	16.79		16.79	
	547.14		547.14	
	477.04		477.04	
	399.11		399.11	
	316.85		316.85	
	241.68		241.68	
	147.15		147.15	
	220.18		220.18	
	145.65		145.65	
	49.41		49.41	
	61.99		61.99	
	7.46		7.46	2,630.45
	2,630.45	-	2,630.45	
2022				
	16.83		16.83	
	484.11		484.11	
	422.91		422.91	
	406.08		406.08	
	393.29		393.29	
	309.30	(309.30)	-	
	309.30		309.30	
	209.47	(209.47)	-	
	209.47		209.47	
	322.37	(322.37)	-	
	303.57		303.57	
	238.71	(238.71)	-	
	240.25	(240.25)	-	
	228.96		228.96	
	626.84	(626.84)	-	
	137.94	(137.94)	-	
	131.68		131.68	
	674.70	(674.70)	-	
	96.60		96.60	
	553.61	(553.61)	-	3,002.80
	6,315.99	(3,313.19)	3,002.80	

Fiscal Year	Debit	Credit	Net Interest	Total Interest Earned
2023	172.76		172.76	
	717.16		717.16	
	529.21		529.21	
	414.11		414.11	
	281.84		281.84	
	178.14		178.14	
	5.53	(5.53)	-	
	37.82		37.82	
	1.29	(1.29)	-	
	177.95		177.95	
	6.14	(6.14)	-	
	65.80		65.80	
	2.51	(2.51)	-	
	194.53		194.53	
	240.90		240.90	
	23.55		23.55	3,033.77
	3,049.24	(15.47)	3,033.77	
2024	249.26		249.26	
	1,672.54		1,672.54	
	556.86		556.86	
	783.83	(0.03)	783.80	
	692.04	(1.19)	690.85	
	348.66	(0.76)	347.90	
	404.05		404.05	
	927.78		927.78	
	737.02		737.02	
	181.35		181.35	
	174.17		174.17	
	215.65		215.65	6,941.23
	6,943.21	(1.98)	6,941.23	
2025	863.13		863.13	
	637.56		637.56	
	480.41		480.41	
	298.94		298.94	
	519.41		519.41	
	276.00		276.00	
	559.07		559.07	
	545.81		545.81	
	289.94		289.94	
	176.57		176.57	
	192.15		192.15	4,838.99
	4,838.99	-	4,838.99	

Total Pooled Equity Interest 2020 - 2025	20,454.52

ties to 201-361.10-00

Note:
GL review shows Pooled Equity Interest started in 2009.
This JE is only going back 5 yrs to 2020.
Another analysis will be done for years 2009-2019.

JE to move Pooled Equity Interest from Fund 201 to Fund 001:

001-0000-101.00-00	20,454.52	
201-0000-101.00-00		20,454.52
201-1600-581.91-01	20,454.52	
001-0000-381.91-20		20,454.52

(at 1/9/26, no AP cash needed)

JE to move Pooled Equity Interest from Fund 130 to Fund 001:		
001-0000-101.00-00	(5,660.93)	
130-0000-101.00-00		(5,660.93)
130-1600-581.91-01	(5,660.93)	
001-0000-381.91-14		(5,660.93)

	Balances	
	Debit	Credit
130-0000-361.10-00		36,881.52
130-1600-581.91-01	31,222.90	
	31,222.90	36,881.52
diff		(5,658.62)
rounding in Fund		(2.31)
130-101.00-00 Bal to rcls		(5,660.93)

Note:
GL review shows Interest Rev acct 361.10started in 2021.

GL Account Activity attached.

Fund 424 Pooled Equity Interest
424-0000-101.00-00

Fiscal Year	Debit	Credit	Net Interest	Total Interest Earned
2022	5,337.49	(23.45)	5,314.04	
	4,782.24	(29.78)	4,752.46	
	4,907.47	(29.58)	4,877.89	
	32.91	(32.91)	-	
	64.42	(64.42)	-	
	62.36	(62.36)	-	
	62.36	(62.36)	-	
	62.36	(62.36)	-	
	281.35	(281.35)	-	
	281.35	(281.35)	-	
	281.35	(281.35)	-	
	332.44	(332.44)	-	
	332.44	(332.44)	-	
	313.05	(313.05)	-	
	313.13	(313.13)	-	
	313.13	(313.13)	-	
	315.16	(315.16)	-	
	315.16	(315.16)	-	
	300.35	(300.35)	-	
	1,316.61	(1,316.61)	-	
	1,316.61	(1,316.61)	-	
	259.20	(259.20)	-	
	259.20	(259.20)	-	
	247.43	(247.43)	-	14,944.39
	22,089.57	(7,145.18)	14,944.39	
2023	17,160.20		17,160.20	
	15,750.51		15,750.51	
	12,414.09		12,414.09	
	13,075.52		13,075.52	
	12,848.22		12,848.22	
	15,921.73		15,921.73	
	494.68	(494.68)	-	
	13,971.35		13,971.35	
	478.18	(478.18)	-	
	14,606.27	(19.63)	14,586.64	
	503.93	(503.93)	-	
	15,102.94	(48.31)	15,054.63	
	574.56	(574.56)	-	
	12,219.10	(38.62)	12,180.48	
	28,073.41	(88.40)	27,985.01	
	29,348.58	(57.49)	29,291.09	200,239.47
	202,543.27	(2,303.80)	200,239.47	
2024	1,135.18		1,135.18	
	12.76		12.76	29,348.58
	517.92		517.92	
	521.91		521.91	
	5,483.54	(12.08)	5,471.46	
	7,021.33		7,021.33	
	16,496.69		16,496.69	
	9,230.34		9,230.34	
	12,785.75		12,785.75	
	25,976.01		25,976.01	
			-	79,169.35
	79,181.43	(12.08)	79,169.35	

Fiscal Year	Debit	Credit	Net Interest	Total Interest Earned
2025	1.08	-	1.08	
	2,833.39	-	2,833.39	
	1.78	-	1.78	
	110.29	-	110.29	
	3.22	-	3.22	
	67.82		67.82	
	11,424.37		11,424.37	
	11.15		11.15	
	464.22		464.22	14,917.32
	14,917.32	-	14,917.32	

Total Pooled Equity Interest 2022 - 2025	309,270.53	✓ ties to 424-361.10-00

Note:
GL review shows Pooled Equity Interest started in 2022.

JE to move Pooled Equity Interest from Fund 424 to Fund 421:

421-0000-101.00-00	309,270.53	
424-0000-101.00-00		309,270.53
424-4010-581.91.21	309,270.53	
421-0000-381.91-24		309,270.53

(at 1/9/26, AP cash needed is $156,374.84)

Fund 425 Pooled Equity Interest
425-0000-101.00-00

Fiscal Year	Debit	Credit	Net Interest	Total Interest Earned	
2020	5.12		5.12		
	4.79		4.79		
	4.82		4.82		
	4.83		4.83		
	5.14		5.14	24.70	acct-101.00
	24.70	-	24.70		
2021		(259.21)	(259.21)		
		(16.23)	(16.23)		
		(365.57)	(365.57)		
	777.30		777.30	136.29	acct-101.00
	777.30	(641.01)	136.29	3,919.14	acct-361.10
2022	1,006.24	(988.59)	17.65		
	3,179.84	(854.65)	2,325.19		
	2,836.24	(836.84)	1,999.40		
	2,699.87	(820.31)	1,879.56		
	2,652.83	(886.19)	1,766.64		
	2,136.71	(811.67)	1,325.04		
	811.67	(2,136.71)	(1,325.04)		
	2,136.71	(811.67)	1,325.04		
	1,567.19	(739.79)	827.40		
	739.79	(1,567.19)	(827.40)		
	1,567.19	(739.79)	827.40		
	2,882.69	(793.56)	2,089.13		
	793.56	(2,882.69)	(2,089.13)		
	2,714.54	(747.26)	1,967.28		
	2,127.50	(513.13)	1,614.37		
	513.13	(1,614.37)	(1,101.24)		
		(269.62)	(269.62)		
		(54.76)	(54.76)		
	2,141.24	(188.75)	1,952.49		
	516.44	(516.44)	-		
	2,040.65	(2,141.24)	(100.59)		
		(492.18)	(492.18)		
	5,111.01	(54.11)	5,056.90		
	54.11	(5,056.90)	(5,002.79)		
	1,391.95	(31.80)	1,360.15		
		(22.31)	(22.31)		
	386.71	(386.71)	-		
	1,328.75	(1,391.95)	(63.20)		
		(369.15)	(369.15)		
	3,981.79	(3,249.08)	732.71		
	3,249.08	(3,981.79)	(732.71)		
	1,659.78	(827.79)	831.99		
	3,283.00	(3,280.85)	2.15		
	3,280.85	(3,283.00)	(2.15)		
	816.60	(802.60)	14.00	15,462.22	acct-101.00
	35,064.03	(44,145.44)	15,462.22	9,175.02	acct-361.10

Fiscal Year	Debit	Credit	Net Interest	Total Interest Earned	
2023	8,653.90	(8,577.02)	76.88		
	8,141.24	(2,413.48)	5,727.76		
	7,557.52	(2,394.38)	5,163.14		
	6,687.27	(2,244.57)	4,442.70		
	5,572.65	(2,041.38)	3,531.27		
	6,182.70	(3,152.22)	3,030.48		
	94.15	(94.15)	-		
	4,340.21	(2,540.03)	1,800.18		
	61.60	(61.60)	-		
	5,996.00	(2,376.34)	3,619.66		
	125.05	(125.05)	-		
	5,069.87	(2,186.20)	2,883.67		
	110.05	(110.05)	-		
	3,172.53	(1,405.31)	1,767.22		
	5,806.59	(3,085.92)	2,720.67		
	2,843.84	(1,937.09)	906.75	35,670.38	acct-101.00
	70,415.17	(34,744.79)	35,670.38	34,353.94	acct-361.10
2024	21,755.21	(13,481.52)	8,273.69		
	23,314.46	(6,683.56)	16,630.90		
	8,127.28	(2,431.88)	5,695.40		
	12,249.22	(3,342.45)	8,906.77	64,634.56	425-101.00 bal
	8,925.96	(0.24)	8,925.72	(62,589.60)	425-361.10 rscl int out
	5,111.12	(3,338.98)	1,772.14	2,044.96	allowed int reclass
		(48.25)	(48.25)		
	5,919.60	(4.84)	5,914.76		
		(3,377.45)	(3,377.45)		
	8,863.98	(4,963.59)	3,900.39		
	10,263.08	(4,628.92)	5,634.16		
	2,748.03	(1,414.84)	1,333.19		
	3,232.77	(2,485.79)	746.98		
	5,275.84	(4,949.68)	326.16	64,634.56	acct-101.00
	115,786.55	(51,151.99)	64,634.56	(11,526.21)	acct-361.10
2025	13,370.00	(8,527.02)	4,842.98		
	23,210.96	(7,435.83)	15,775.13		
	20,020.91	(6,528.60)	13,492.31		
	19,215.33	(6,619.79)	12,595.54		
	17,586.28	(6,415.00)	11,171.28		
	16,869.14	(6,603.24)	10,265.90		
	13,168.99	(5,800.44)	7,368.55		
	16,005.28	(5,705.95)	10,299.33		
	19,824.36	(7,613.54)	12,210.82		
	6,349.21	(2,661.37)	3,687.84		
	14,809.88	(8,949.02)	5,860.86		
	15,706.03	(9,327.73)	6,378.30	113,948.84	acct-101.00
	196,136.37	(82,187.53)	113,948.84	82,187.53	acct-361.10

Total 101.00 Pooled Equity Interest 2020 - 2025	167,287.39	✓ see ck fig below

Note:
GL review shows Pooled Equity Interest started in 2001.
This JE is only going back 5 yrs to 2020.
Another analysis will be done for years 2001-2019.

JE to move Pooled Equity Interest from Fund 425 to Fund 421:

421-0000-101.00-00	109,207.12	
425-0000-101.00-00		109,207.12
425-4010-581.91-21	109,207.12	
421-0000-381.91-25		109,207.12

(at 1/9/25, AP cash needed is $592,177.96. 101 cash is $10,070,572.30.
There is enough balance for reclass and AP cash needs)

ck fig		
Acct-101.00 Pooled Equity Interest	229,876.99	
Acct-361.10 add'l Pooled Equity Interest	118,109.42	includes 101.89-xx interest
Total 361.10 Pooled Equity Interest	347,986.41	✓ ties to 425-361.10-00
Acct 361.10 interest FY24 reclass out	(62,589.60)	
361.10 interest not reclassed	285,396.81	
Rest Cash Interest	(176,189.69)	
Rcls Int Earned	109,207.12	

CITY COUNCIL AGENDA ITEM

Memo Date:	March 16, 2026
Agenda Date:	April 14, 2026
File ID:	2026-163
Prepared By:	Lorne Stinnett, HR Manager
Through:	Stockton Whitten, City Manager
Requested Action:	Approve a Resolution amending the FY2026 Budget and BAF #26-054-A for the use of Fund balance to fund the training costs for Fire and Emergency Medical Technician Course (EMT) Academies for up to two High School Students. Approve changes to the FY2026 Pay Plan to add new job titles.

BACKGROUND:

At the City Council's Priorities Workshop on March 20, 2023, City Council approved the use of Unassigned Fund Balance to fund a Police and Fire High School recruitment and retention program. A new recruitment campaign was created with Cocoa High School. Applications were open to all Class of 2023 Cocoa High graduating seniors for the sponsorship ofr two Police Officer and two Firefighter/EMT academies.

The initial two Cocoa HS Students from 2023 completed the Fire Sponsorship program and one is still an active member of the City of Cocoa Fire Department. The City would like to continue the Fire Sponsorship program with graduating seniors in the class of 2026. The City will employ the selected trainee(s) while they attend the academies at Eastern Florida State College (EFSC). During any breaks in school or campus closure, the student will work at the police or fire station with assigned duties. The Law Enforcement Sponsorship Program is being paused until further notice. The Police Department is utilizing the trainee program as a tool for recent graduates.

Additionally, staff is requesting the following changes to the Fiscal Year 2026 Pay Plan:
1. Convert Senior Network & Security Administrator position (GE14) to Senior Network Administrator (GE12) — this change will better align this role to current strategic objectives and aid in recruitment & retention.
2. Correction of Information Technology Director Pay grade (GE17) — A clerical error on a previously approved version of the pay plan listed the IT Director incorrectly in the GE 16 Pay grade.
3. Include Public Works Manager I and Public Works Manager II job titles and eliminate the Operations Manager, Streets and Stormwater Manager, and Facilities Manager Job Titles.- this action will facilate and easier distribution of division responsibilities in public works and aid in recruitment & retention.

PRIORITY AREA CONNECTION:

Organizational Effectiveness

BUDGETARY IMPACT:
Budgeted? Yes/**No**
If not budgeted, is amendment / transfer attached? **Yes**

Source/Use of Funds

Account Number	Amount
001-0000-389.99-50	$10,222
001-1600-513.55-02	$10,222

PREVIOUS ACTION:
Council approved funding for the High School Sponsorship program on March 20, 2023. Council approved the FY2026 pay plan with the FY 2026 budget adoption on September 16, 2025. City Council approved a revision to the pay plan on December 9, 2025, Agenda #2025-1158. City Council approved a another revision to the pay plan on March 10, 2026, Agenda #2026-160.

RECOMMENDED MOTION:
Approve a Resolution amending the FY2026 Budget and BAF #26-054-A for the use of Fund balance to fund the training costs for Fire and Emergency Medical Technician Course (EMT) Academies for up to two High School Students. Approve changes to the FY2026 Pay Plan to add new job titles.

RESOLUTION NO. 2026-026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, AMENDING THE CITY OF COCOA BUDGET FOR FISCAL YEAR 2026; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Cocoa adopted the final budget for the fiscal year commencing on October 1, 2025, and ending on September 30, 2026, at a Special meeting held on September 16, 2025; and

WHEREAS, in accordance with Article XII, Section 5 of the City of Cocoa Charter, whereby the Council may, at any time by resolution, transfer any unused and unencumbered appropriation or portion thereof from one office or department to another; and

WHEREAS, the City Council deems it to be in the best interest of the City of Cocoa to amend its budget as provided in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, as follows:

SECTION 1. The 2025-2026 fiscal year budget shall be amended as detailed in the attached sheets.

SECTION 2. All prior resolutions or prior resolutions inconsistent with this resolution are hereby repealed to the extent of the conflict.

SECTION 3. This resolution shall become effective immediately upon its adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a Regular meeting assembled on the 14th day of April, 2026.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, City Clerk

City of Cocoa Budget Adjustment Form FY2026-

Select Adjustment Type: Budget Amendment | Requesting Department #: HR - 1300 | Date Prepared: 4/9/26

Revenue Accounts'

Adjusting Amount	Account Number	Account Name	Current Budget	Adjusted Budget	Project Number
$ 10,222	001-0000-389.99-50	BALANCE FORWARD / FUND BAL-APPROP. RESERVES		$ 10,222	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
$ 10,222 Total					

Expense Accounts'

Adjusting Amount	Account Number	Account Name	Current Budget	Adjusted Budget	Project Number
$ 2,592	001-1600-513.55-02	TRAINING/P/F HS RECRUITMENT(Trainee 1 Fire training)		$ 2,592	
$ 2,519	001-1600-513.55-02	TRAINING/P/F HS RECRUITMENT(Trainee 1 EMT training)		$ 2,519	
$ 2,592	001-1600-513.55-02	TRAINING/P/F HS RECRUITMENT(Trainee 2 Fire training)		$ 2,592	
$ 2,519	001-1600-513.55-02	TRAINING/P/F HS RECRUITMENT(Trainee 2 EMT training)		$ 2,519	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
				$ 0	
$ 10,222 Total					

Reason/Justification for Adjustment:

To give adequate budget from fund balance to cover the costs of two Fire Trainees to go through both the the Firefighter Program (~$2,592) and the EMT Program (~$2,519) both offered through EFSC. (DFD & HR Director are out of office. Finance Director approved in their absence).

City Council Approval Needed? Yes: ◉ No: ○ **Date Approved:** **Resolution #:** 2026-163

*~*City Council Approval needed for transfers greater than $75,000 or transfers between departments/funds. All CRA adjustments must go to their respective boards.*

Zoie Badalov — Digitally signed by Zoie Badalov, DN: cn=Zoie Badalov, ou=CH, email=zbadalov@cocoafl.gov, Date: 2026.04.09 14:30:04 -04'00'	Zoie Badalov — Digitally signed by Zoie Badalov, DN: cn=Zoie Badalov, ou=CH, email=zbadalov@cocoafl.gov, Date: 2026.04.09 14:31:26 -04'00'	Rebecca Bowman — Digitally signed by Rebecca Bowman, DN: cn=Rebecca Bowman, ou=CH, Date: 2026.04.09 17:04:11 -04'00'
Requestor's Signature	Finance Approval Signature	Finance Director's Signature
Department Director's Signature	Deputy Finance Director's Signature	City Manager's Signature

FINANCE USE ONLY:

Date Entered: Entered By: Group #:



IAFF - Open Range Plan

	Hourly		Annually		
Grade	Minimum	Maximum	Minimum	Maximum	Positions
FU8	$19.54	$33.97	$ 50,804.00	$ 88,322.00	Firefighter/EMT
FU9	$23.81	$35.67	$ 61,906.00	$ 92,742.00	Driver/Operators
FU12	$29.69	$42.43	$ 77,194.00	$ 110,318.00	Fire Lieutenant/EMT

** Annual rates are divisible by 2600

Fire District Chief "TU" - Open Range Plan

	Hourly		Annually		
Grade	Minimum	Maximum	Minimum	Maximum	Positions
TU1	$33.58	$50.87	$ 87,308.00	$ 132,262.00	District Fire Chief

** Annual rates are divisible by 2600

LIUNA - Open Range Plan

	Hourly		Annually		
Grade	Minimum	Maximum	Minimum	Maximum	Positions
3	$15.63	$25.00	$ 32,510.40	$ 52,000.00	Custodial Worker
4	$16.89	$27.00	$ 35,131.20	$ 56,160.00	Stock Clerk
5	$18.25	$29.16	$ 37,960.00	$ 60,652.80	Apprentice Electrician Maintenance Worker I Meter Reader Meter Technician Senior Stock Clerk
6	$19.71	$31.50	$ 40,996.80	$ 65,520.00	Back-Flow Technician Customer Service Representative Electrician I Fleet Technician I Maintenance Worker II Mechanic I Utility Field Service Representative Utility Line Locator Utility Mechanic I Valve Operator
7	$21.29	$34.02	$ 44,283.20	$ 70,761.60	Heavy Equipment Operator Industrial Electrician I Sludge Equipment Operator
8	$23.00	$36.75	$ 47,840.00	$ 76,440.00	Apprentice Operator Crewleader Environmental Analyst I Fleet Technician II Maintenance Worker III Mechanic II Senior Back-Flow Technician Utility Mechanic II
9	$24.84	$39.69	$ 51,667.20	$ 82,555.20	Certified Operator C Lead Certified Operator C License Electrician II
10	$26.83	$42.87	$ 55,806.40	$ 89,169.60	Certified Operator B Lead Certified Operator B License Industrial Electrician II Instrumentation Technician
11	$28.98	$46.30	$ 60,278.40	$ 96,304.00	Certified Operator A Lead Certified Operator A License Environmental Analyst II

** Annual rates are divisible by 2080

General - NonExempt "GH" (Hourly) - Open Range Plan

	Hourly		Annually		
Grade	Minimum	Maximum	Minimum	Maximum	Positions
MW	$14.00				Youth Program Temp
2	$14.47	$23.14	$ 30,097.60	$ 48,131.20	School Crossing Guard (Part Time)
3	$15.63	$25.00	$ 32,510.40	$ 52,000.00	Facilities Attendant Firefighter Trainee
4	$16.89	$27.00	$ 35,131.20	$ 56,160.00	Administrative Assistant College Intern Community Services Technician Engineering Intern Human Resources Intern (Temporary PT) Planning Intern Police Records Clerk Receptionist Recording Secretary Records Technician
5	$18.25	$29.16	$ 37,960.00	$ 60,652.80	Accounts Payable Clerk Administrative Secretary License/Permit Technician Office Assistant Utility Billing Clerk
6	$19.71	$31.50	$ 40,996.80	$ 65,520.00	Booking Officer-PT Contract Technician Senior Accounts Payable Clerk Senior Records Clerk Victims Advocate
7	$21.29	$34.02	$ 44,283.20	$ 70,761.60	Accounts Payable Technician Code Enforcement Officer Customer Service Technician Field Inspector Field Operations Technician Field Service Inventory Technician Help Desktop Support Technician Planning Technician Police Administrative Technician Police Evidence Technician Police Officer Trainee UT Administrative Technician Utility Accounting Technician Water Plant Technician
8	$23.00	$36.75	$ 47,840.00	$ 76,440.00	Code Enforcement Coordinator Crime Scene Technician Environmental Control Coordinator Field Inspector II Human Resources Technician Senior Customer Service Representative Senior Utility Field Service Representative

General - NonExempt "GH" (Hourly) - Open Range Plan

	Hourly		Annually		
Grade	Minimum	Maximum	Minimum	Maximum	Positions
9	$24.84	$39.69	$ 51,667.20	$ 82,555.20	Asset Management Coordinator Assistant City Clerk Buildings Plans Reviewer Criminal Intelligence Analyst Development Coordinator City Manager's Administrative Assistant Fire Inspector Fire Administrative Coordinator Housing Program Coordinator Junior Staff Accountant Jr. Buyer & Contract Specialist Leisure Services Coordinator Payroll Specialist Utilities Administrative Coordinator Utilities GIS/CAD Technician
10	$26.83	$42.87	$ 55,806.40	$ 89,169.60	Building Permit Supervisor Communications Supervisor Grounds Maintenance Supervisor Leisure Services Supervisor Park & Right of Way Supervisor Supervisor II
11	$28.98	$46.30	$ 60,278.40	$ 96,304.00	Building Inspector SCADA Analyst I Supervisor III Water Operations Supervisor
12	$31.30	$50.01	$ 65,104.00	$ 104,020.80	Electrical Maintenance Supervisor SCADA Analyst II

** Annual rates are divisible by 2080

General - Exempt "GE" (Salary) - Open Range Plan

	Hourly		Annually		
Level	Minimum	Maximum	Minimum	Maximum	Positions
9	$24.84	$39.69	$ 51,667.20	$ 82,555.20	Utilities Conservation Coordinator Redevelopment Coordinator Victim Advocate Coordinator
10	$26.83	$42.87	$ 55,806.40	$ 89,169.60	Utilities Engineering Coordinator Grant Writer-Economic Development Specialist Jr. Network Administrator Jr. Systems Administrator Planner Public Information Coordinator Systems Analyst Utilities GIS Coordinator
11	$28.98	$46.30	$ 60,278.40	$ 96,304.00	Customer Service Supervisor Economic Development Specialist Field Services Supervisor GIS Analyst Human Resources Coordinator Inspection Supervisor Senior Buyer & Contracts Agent Staff Accountant Staff Accountant - Bank/Treasury Staff Accountant - Grant Support Service Supervisor Systems Administrator Utility Billing Supervisor Warehouse Supervisor
12	$31.30	$50.01	$ 65,104.00	$ 104,020.80	Asst. Fire Marshal Assistant Sewer Field Operations Manager Assistant to the Building Official/Building Inspector Assistant Water Field Operations Manager Chief of Maintenance Chief Operator Chief Operator Wastewater GIS Administrator Public Information Officer Purchasing & Contracts Supervisor Safety & Risk Program Manager Senior Budget Analyst Senior Human Resources Coordinator Senior Network Administrator Senior Staff Accountant
13	$33.81	$54.02	$ 70,324.80	$ 112,361.60	Accounting Supervisor Code Enforcement Manager Engineering Supervisor GIS Manager Leisure Services Manager Parks, Project & ROW Manager Utilities Associate Engineer I Water Quality Laboratory Manager

General - Exempt "GE" (Salary) - Open Range Plan

	Hourly		Annually		
Level	Minimum	Maximum	Minimum	Maximum	Positions
14	$36.52	$58.35	$ 75,961.60	$ 121,368.00	Assistant to the CM / Public Information Officer Community Services Manager ~~Facilities Manager~~ Fleet Manager Public Works Manager I Human Resources Manager Police Lieutenant (IA) Purchasing/Contract Manager ~~Senior Network & Security Administrator~~ ~~Operations Manager~~ ~~Streets/Stormwater Manager~~ Systems & Support Manager Utilities Associate Engineer II Utility Customer Service Manager
15	$39.45	$63.02	$ 82,056.00	$ 131,081.60	Accounting Manager City Clerk Field Operations Manager Facilities Manager Operations Manager Public Works Manager II Procurement & Budget Manager Superintendent Utilities Associate Engineer III Utility Support Service Manager Water Treatment Manager
16	$45.37	$72.48	$ 94,369.60	$ 150,758.40	Assistant City Engineer Assistant Fire Chief Assistant Utilities Director Building Official Deputy Finance Director ~~Information Technology Director~~ Police Commander Utilities Senior Engineer
17	$52.18	$83.36	$ 108,534.40	$ 173,388.80	Chief Technology Officer Information Technology Director Comm & Eco Dev Director Community Services Director Engineering Division Manager Finance Director Fire Chief Human Resources Director Police Chief Public Works Director/City Engineer
18	$60.01	$95.87	$ 124,820.80	$ 199,409.60	Asst City Manager for Performance & Strategic Initiatives Director of Business Systems & Innovation Deputy Director Utilities
19	$69.02	$110.26	$ 143,561.60	$ 229,340.80	Utilities Director

** Annual rates are divisible by 2080

CITY COUNCIL AGENDA ITEM

Memo Date:	March 24, 2026
Agenda Date:	April 14, 2026
File ID:	2026-220
Prepared By:	Lorraine Koss, Councilmember
Through:	Stockton Whitten, City Manager
Requested Action:	Approval for Councilwoman Koss to attend the FLC 2026 Leadership Class.

BACKGROUND:

Councilmember Koss has requested to attend the 2026 FLC Leadership class.

Each class offers a distinct experience, shaped by new speakers, timely issues, and a different mix of local leaders from across the state. Returning participants often find value in revisiting the program with a fresh perspective – applying lessons differently, expanding their statewide network, and engaging in conversations informed by new experiences in office.

The 2026 FLC Leadership class will take place **May 14-15, 2026**, at the **Florida League of Cities' Orlando office** located at 135 E Colonial Drive, Orlando, FL 32801. As always, the course will feature interactive discussions, peer problem-solving, and meaningful dialogue focused on real-world leadership in Florida's cities.

This class is not budgeted for FY26.

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
Budgeted? No

Source/Use of Funds

Account Number	Amount
001-1000-511.55-00	$275.00

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Approval for Councilwoman Koss to attend the FLC 2026 Leadership Class.

CITY COUNCIL AGENDA ITEM

Memo Date:	March 24, 2026
Agenda Date:	April 14, 2026
File ID:	2026-221
Prepared By:	John Perrin, Senior Engineer
Through:	John Walsh, Utilities Director
Requested Action:	Authorize the City Manager to Execute Task Order 2026-66 with Jacobs Engineering Group, Inc. for Engineering Services for Improvements to the Ozone System at the Dyal Water Treatment Plant

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BACKGROUND:

The Dyal Water Treatment Plant (WTP) uses ozone in the surface water treatment process to oxidize organic compounds and reduce taste and odor in the water. The existing ozone generation equipment is reaching the end of its useful life and is in need of replacement. The project will also include replacement of related ozone equipment, such as controls, ozone destruct equipment, and related valving and piping.

The scope of work requested under Task Order 2026-66 will allow Jacobs Engineering Group, Inc., under RFQ Q-20-03-COC, to perform engineering services for the project, generally consisting of design, permitting, bidding and procurement services. Construction is planned to be performed by a Construction Manager at-Risk (CMAR) upon future approval from City Council.

Staff recommends approval of this agenda item in order to complete the essential improvements to the ozone system and increase reliability in the Dyal WTP.

PRIORITY AREA CONNECTION:

Investment in Public Infrastructure

BUDGETARY IMPACT:

Budgeted? Yes
If not budgeted, is amendment / transfer attached? NA

Source/Use of Funds

Account Number	Amount
424-4055-536.63-00	$750,116

Project Number: WS21OZ
Account Name: Infrastructure

PREVIOUS ACTION:

None

RECOMMENDED MOTION:

Authorize the City Manager to Execute Task Order 2026-66 with Jacobs Engineering Group, Inc. for Engineering Services for Improvements to the Ozone System at the Dyal Water Treatment Plant.

Jacobs

City of Cocoa

Task Order 2026-66

Dyal WTP Ozone System Replacement - Design, Permitting, and Bidding

Objective and Background

Under this Task Order, Jacobs Engineering Group Inc. (Jacobs) will provide engineering services for the design, permitting, and bidding of an ozone generator system and ozone destruct system replacement at the Claude H. Dyal (Dyal) Water Treatment Plant (WTP). Services proposed by Jacobs in this Task Order will be performed in accordance with the contract terms of the Agreement for Continuing Engineering Services for Water System awarded by the City of Cocoa (City) on February 5, 2020 and second Amendment on July 23, 2024.

The City uses ozone in the surface water treatment process at the Dyal WTP to oxidize organic compounds and reduce taste and odor in the water. The surface water treatment process at the Dyal WTP has a treatment capacity of 12 million gallons per day (mgd) with possible expansion to 24 mgd in the future. The surface water treatment plant was constructed in approximately 2000 and included ozone generation equipment supplied by PCI-Wedeco (now Xylem).

The original system used compressed air for the oxygen feed and included two ozone generators each with a capacity of 500 pounds per day (ppd). Ozone gas is fed into two parallel ozone contactors through manifolded diffusers located at the bottom of the first cell. Ozonated water flows via serpentine flow through the contactors, each consisting of six cells. There are two ozone destruct systems on top of the contactors that can be positioned to remove off-gas from either contactor. The system was designed with equipment redundancy such that one generator, one contactor and one ozone destruct system could treat a flow of up to 12 mgd.

The compressed air feed system was replaced with a liquid oxygen (LOX) storage and feed system in approximately 2014. The conversion to a LOX feed system increased the ozone concentration produced by the ozone generators and therefore increased the capacity of the ozone generators from 500 ppd each to 1,000 ppd each. The increase in ozone concentration resulted in a reduction of the total gas flow to the contactors and therefore the project included removal of some of the diffusers. The LOX conversion project also included the addition of a nitrogen boost system to improve efficiency.

The City has determined that the ozone generation system and the ozone destruct system at the Dyal WTP have reached the end of their projected useful life and require replacement. Jacobs completed a conceptual design for the ozone system replacement under Task Order 2024-42. The conceptual design evaluated several ozone equipment manufacturers, their equipment, and integration with the existing infrastructure at the Dyal WTP. The LOX storage system, chiller and cooling water system, and nitrogen boost system are not intended for replacement but may

require modification to accommodate the replacement of the ozone generator and destruct systems.

It is anticipated that the City will contract with a pre-qualified Construction Manager At Risk (CMAR) for construction of this project.

Scope of Work

Jacobs will provide project management and administrative services in support of the project within each project task. Project management and administrative tasks include preparing invoices and project status reports, preparing project schedules, tracking and managing project budget, coordinating and overseeing deliverables, and coordinating project meetings. Jacobs will prepare and distribute meeting agendas prior to each meeting, and meeting summaries after each meeting.

Task 1 – Design Services

Jacobs will provide engineering services to design the replacement ozone generation system and ozone destruct system at the Dyal WTP. The project design will include deliverables at the 30%, 60%, 90%, and 100% design phases. The anticipated major components of the project include the following:

- Replacement of ozone generation system and associated power supply and control systems including the Main Ozone Control Panel.
- Replacement of two ozone destruct systems on top of the existing ozone contactor including control systems.
- Replacement of the lightning protection system on top of the ozone contactor.
- Replacement of one of the two sluice gates at the influent of the ozone contactor which is out of service.
- Modifications to the existing infrastructure as required to accommodate the replacement equipment. For example, modifications to equipment pads, interconnecting piping, and replacement of mechanical and electrical components from the original construction which are at the end of their projected useful life. Review of building codes for the ozone generator building.
- Replacement of the ozone piping from the ozone generators to the ozone contactors.
- Modifications to the existing chilled water system including the addition of variable frequency drives (VFD) to the chilled water pumps, and control system and communications improvements.

Task 1.1 – Preliminary Design (30%)

Under this task, Jacobs will gather and review site specific data and information for the project, and provide professional engineering services to develop the preliminary (30%) design documents.

Jacobs will conduct a kickoff meeting with the City at the Dyal WTP site to introduce project team members, review the project scope and schedule, discuss project goals, design considerations and any specific instructions. The kickoff meeting will allow City staff to communicate information concerning key operating, maintenance and facility attributes and preferences that must be incorporated into the design.

Jacobs will determine the preliminary process, mechanical, electrical, instrumentation and controls, civil, structural, and architectural requirements for design of the ozone system replacement. Jacobs will prepare a preliminary design report which will summarize the preliminary design effort and document the basis of design of the proposed improvements. The preliminary design report includes the following components:

- Description of proposed work and improvements including narratives of the work for each discipline (process, mechanical, electrical, instrumentation and controls, civil, structural, and architectural)
- Summary of key design criteria and applicable codes and standards
- Fluid mechanics model development and results
- Major equipment list including preliminary sizing information
- Discussion of materials of construction
- Preliminary process & instrumentation drawings (P&ID)
- Process control narratives
- Preliminary site plan drawing
- Preliminary mechanical plans and sections
- Preliminary yard piping plans
- Preliminary electrical plans
- Preliminary electrical one-line diagram
- Electrical loads list
- Preliminary instrumentation list
- List of anticipated specifications and drawings for final design

Jacobs will submit preliminary (30%) design documents to the City for review. The 30% design documents will include the preliminary design report with preliminary drawings.

Jacobs will conduct a 30% design review meeting with the City to review the design and discuss City comments. Jacobs will submit a comment log documenting the City comments on the 30% design and Jacobs' responses.

Based on the 30% design documents, Jacobs will prepare a Class 4 estimate of probable construction costs in accordance with the Association for Advancement of Cost Estimating (AACE) International recommended practices and submit it to the City.

After completion of the 30% design review, the City will solicit proposals to construct the work from their pre-qualified CMARs. Jacobs will support the City in development of the CMAR Request for Proposal (RFP) under Task 3.

The pre-qualified CMAR selected for this project will review the 30% design documents. Jacobs will conduct a 30% design review meeting with the City and CMAR to review the design and discuss CMAR comments. Jacobs will submit a comment log documenting the CMAR comments on the 30% design and Jacobs' responses.

Task 1.2 – Intermediate Design (60%)

Under this task, Jacobs will provide professional engineering services to develop the intermediate (60%) design documents including drawings and technical specifications.

The purpose of this task is to utilize the decisions made in the previous phase to complete and finalize the preliminary calculations, and to develop the project design to achieve a true "design freeze" at the conclusion of this phase. Structures, major plant piping, process, site plan are all finalized during this phase to allow final detailing of the same in the next phase of design.

Jacobs will submit intermediate (60%) design documents, including drawings and technical specifications, to the City and CMAR for review. Jacobs will conduct a 60% design review meeting with the City and CMAR to review the design and discuss comments. After the 60% design review meeting, Jacobs will continue with development of the final design documents under Task 1.3. Jacobs will submit a comment log documenting the comments on the 60% design and Jacobs' responses.

Task 1.3 – Final Design (90/100%)

Under this task, Jacobs will provide professional engineering services to develop the final (90%) design documents and bid documents (100% design). The final design documents will be developed based on feedback from the City and CMAR in previous design phases and will include technical specifications and drawings.

Jacobs will submit final (90%) design documents, including drawings and technical specifications, to the City and CMAR for review. Jacobs will conduct a 90% design review meeting with the City and CMAR to review the design and discuss comments. Jacobs will submit a comment log documenting the comments on the 90% design and Jacobs' responses.

Jacobs will use the 90% design documents for permitting with Florida Department of Environmental Protection (FDEP) under Task 2. Jacobs will prepare and deliver a final version of the preliminary design report to be used in support of permitting with FDEP in Task 2.

Jacobs will update the 90% design documents as necessary based on comments from the City, CMAR, and regulatory authorities and produce 100% design documents for bidding, or bid documents. The bid documents will include updated drawings and technical specifications to be used by the CMAR for bidding the project to subcontractors.

Task 1 Deliverables

- Task 1.1
    - Meeting agenda and summary for the kickoff meeting at the Dyal WTP.
    - 30% design documents – draft preliminary design report and preliminary drawings.
    - Meeting agenda and summary for the 30% design review meeting.
    - Comment log addressing comments received on 30% design documents.
    - Class 4 estimate of probable construction cost.
- Task 1.2
    - 60% design documents – drawings and technical specifications.
    - Meeting agenda and summary for the 60% design review meeting.
    - Comment log addressing comments received on 60% design documents.
- Task 1.3
    - 90% design documents – drawings and technical specifications.
    - Meeting agenda and summary for the 90% design review meeting.
    - Comment log addressing comments received on 90% design documents.
    - Final preliminary design report.
    - 100% design documents for bidding – drawings and technical specifications.

Task 2 – Permitting Services

Under this task, Jacobs will provide permitting assistance and regulatory coordination for the City of Cocoa as described herein.

Jacobs will prepare and submit an application for a FDEP Permit to Construct PWS Components (Form 62-555.900(1)) for the project. The permit application will only be for a modification to the site equipment and no capacity rerating will be required. The permit application package will include a cover letter, the completed FDEP form, the final design report, a regulatory checklist providing supplemental engineering data, and drawings and specifications as required to meet

the applicable requirements of Florida Administrative Code (FAC) Chapter 62-555. Jacobs will use the 90% design documents for permitting. The permit application package will be provided to the City for review and approval prior to submission to FDEP. Jacobs will provide two responses to FDEP requests for additional information. Jacobs will not be responsible for regulatory agency delays.

Jacobs will provide up to 60 hours to support the CMAR in obtaining the Orange County Building Department permit, by supplying signed and sealed engineering design documents and answering requests for additional information related to Jacobs design. It is assumed the CMAR will utilize the 100% design documents for permitting with Orange County.

Task 2 Deliverables

- Draft FDEP construction permit application package for City review.
- Submission of the final signed and sealed permit application package to FDEP.
- Responses to two FDEP requests for additional information.

Task 3 – CMAR Procurement and Coordination Services

The City intends to procure a pre-qualified CMAR to manage the construction of the project. The pre-qualified CMAR will be procured during the design phase to perform constructability reviews and provide cost estimating services. It is anticipated the City will contract with a pre-qualified CMAR after Jacobs completes the 30% design deliverable.

Jacobs will assist the City in soliciting proposals for the procurement of a pre-qualified CMAR for the project. Jacobs will work with the City to develop a draft Request for Proposal (RFP) during the 30% design phase. Jacobs will review the technical, contractual, and financial aspects of the RFP. The City will advertise the RFP.

Jacobs will assist the City in coordinating a pre-proposal meeting and site visit for the pre-qualified CMAR firms that are interested in responding to the City's RFP. Jacobs will attend the meeting and prepare a meeting agenda and presentation materials. Jacobs will prepare draft responses to the technical questions the City receives from the pre-qualified CMAR firms and assist the City in responding.

Jacobs will conduct a technical review of the proposals from the pre-qualified CMAR firms that respond to the City's RFP. Jacobs will prepare a proposal review sheet, review the technical contents of the proposal against the RFP design, develop a list of questions to be used for reference checks to be conducted by Jacobs, provide an analysis of the proposed schedule and budget, and provide the City with written questions for clarification needed on any of the proposals.

Jacobs will review the following components of each firm's proposal:

- The procurement plan and approach in developing work packages to obtain the most competitive price.

- The approach in prequalifying specialty subcontractors to perform the work.
- The methodology in identifying project challenges and mitigation strategies.
- The proposed fee for overhead and profit to determine reasonableness based on projects of similar size, type, and complexity.

Jacobs will attend one review meeting with the City to discuss the proposals, reference checks, and Jacobs' review comments. If necessary, Jacobs will assist the City in developing technical questions to further evaluate the firms' proposals.

Jacobs will support the City in finalizing the contract with the selected CMAR. Jacobs will provide recommendations to the City related to contractual and technical issues, schedule, and responsibilities for a CMAR contract. Jacobs will provide technical responses in support of contract negotiation with the selected CMAR firm.

Jacobs will review project cost estimates developed by the CMAR based on the 60% and 90% design documents, and answer technical questions to support cost estimate development. Jacobs will support the development, review and bidding of up to two Guaranteed Maximum Price (GMP) packages by the CMAR based on the 100% design documents. To optimize the schedule and delivery of the project, components developed by the design team will be strategically pulled into GMP packages for construction by the CMAR. This approach will keep the design progressing while making components on the critical path available to the CMAR for bidding and construction.

Jacobs will participate in one workshop with the City and CMAR to determine what GMP packages will be prepared by the CMAR.

For each GMP package, Jacobs will provide the following bid support services:

- Review each GMP package for conformance with the project requirements.
- Provide technical interpretation of the contract bid documents and prepare proposed responses to bidder's questions and requests. The CMAR or City will issue responses to bidder's questions and requests.
- Prepare conformed documents incorporating the changes from bid addenda into the design.

Jacobs will attend one pre-bid meeting at the project site. The pre-bid meeting will be conducted by the CMAR including preparation of meeting agendas and summaries.

Task 3 Deliverables

- Draft CMAR Request for Proposal
- CMAR pre-proposal meeting materials
- Draft responses to CMAR firms RFP questions

- Summary of Jacobs review of CMAR proposals
- Responses to bidders questions and requests.
- Conformed documents – drawings and technical specifications.

Assumptions

The following key assumptions apply:

1. The City will assign a project manager who will be the Jacobs's main point of contact and will respond within ten business days of the date of each submittal. The City's project manager will also provide continuous coordination between the different City's departments (Operations, Management, Engineering, etc.).
2. The City will inform Jacobs's staff of any safety rules, personal protective equipment, safety precautions, restricted areas, hazardous chemicals, and emergency procedures (e.g., alarms, assembly areas, etc.) prior to site visits.
3. The City will contract with a pre-qualified Construction Manager at Risk (CMAR) for construction of this project. The City will contract with the pre-qualified CMAR at completion of the 30% design documents.
4. Jacobs will reasonably rely upon the accuracy and completeness of the information and data provided by the City or other third parties without independent verification.
5. All deliverables will be provided in electronic format as .pdf files.
6. The design will be based on the federal, state, and local codes and standards in effect on the effective date of the authorization to proceed.
7. Design documents will be prepared for a single construction contract. Jacobs design deliverables will be provided to others for the construction of the work.
8. Jacobs will not prepare design packages other than the deliverables identified herein.
9. Jacobs master technical specifications (Division 1 - 49) will be used as the basis for all specifications.
10. The drawings will follow Jacobs CAE/CAD standards. Bentley Software will be used to develop the drawings.
11. Invitation to Bid documents, or the Division 0 specifications, will be developed by the City. The final drawings, technical specifications and Division 1 specifications will be developed by Jacobs.
12. It is assumed that fire protection design is not required and it is not included in this proposal.
13. It is assumed that architectural design is not required and it is not included in this proposal.
14. Site survey and geotechnical investigations are not included in this proposal.
15. All estimates of probable construction cost used for planning the project will be developed using the appropriate estimate class for completion of the design and consistent with Industry Standards, Association for the Advancement of Cost Engineering adjusted for local site conditions. The final construction cost can only be determined after competitive bidding of the project by City. In providing opinions of cost, financial analyses, economic feasibility projections, and schedules for the project, Engineer has no control over cost or price of labor and materials; unknown or latent conditions of existing equipment or structures that may affect operation or maintenance costs; competitive bidding procedures and market

conditions; time or quality of performance by operating personnel or third parties; and other economic and operational factors that may materially affect the ultimate project cost or schedule. Therefore, Engineer makes no warranty that City's actual project costs, financial aspects, economic feasibility, or schedules will not vary from Engineer's opinions, analyses, projections, or estimates.

16. Jacobs will pay the permit application fee for the FDEP Permit to Construct PWS Components up to $1,000.
17. No meetings are included with permitting or regulatory agencies
18. The Contractor shall be responsible for permitting with the Orange County Building Department including development and submission of the permit application(s), coordination with the permitting agency, completion of permit requirements, and permit approval.
19. Services during construction and automation services shall be provided under a separate task order.
20. The timeframes required for City and CMAR review of deliverables are assumed and are not within Jacobs control. Activities outside the control of Jacobs and its subconsultants may take longer than assumed and can affect the overall project schedule.
21. The timeframe for permitting and bidding services is not within Jacobs' control.

Schedule

The duration of the services under this Task Order are dependent on project permitting and bidding activities which are outside of Jacobs' control. This Task Order shall remain active to support the specified services throughout the project design, permitting, and bidding.

The project schedule is shown in Table 1 with estimated completion times for major project deliverables and meetings. The timeframes required for City and CMAR review of deliverables are assumed and are not within Jacobs control. Activities outside the control of Jacobs and its subconsultants may take longer than assumed and can affect the overall project schedule.

Table 1: Project Schedule

Activity / Deliverable / Meeting	Estimated Completion Time
Task 1 - Design Services	
Project Kickoff Meeting	3 weeks from NTP
Submit 30% Design Package	8 weeks from Project Kickoff Meeting
30% Design Review Meeting with City	2 weeks from Submit 30% Design Package
30% Design Review Meeting with CMAR	4 weeks from CMAR NTP
Submit 60% Design Package	10 weeks from 30% Design Review Meeting with CMAR
60% Design Review Meeting	2 weeks from Submit 60% Design Package
Submit 90% Design Package	12 weeks from 60% Design Review Meeting
90% Design Review Meeting	2 weeks from Submit 90% Design Package
Submit Bid Documents[1]	8 weeks from Submit Final Permit Application Package
Task 2 - Permitting Services	
Submit Draft Permit Application Package	3 weeks from Submit 90% Design Package
Submit Final Permit Application Package	2 weeks from Submit Draft Permit Application Package
Task 3 - CMAR Procurement and Coordination Services	
Submit Conformed Documents[2]	4 weeks from Bid Close

Notes:

1 - Schedule for completion date for Submission of Bid Documents is dependent on permitting review timeframe of FDEP and is estimated based on 30-day FDEP review. Permitting review timeframe is outside of Jacobs' control.

2 - Schedule for completion date of Submission of Conformed Documents is dependent on bidding timeframe and is outside of Jacobs' control.

Compensation

Compensation for the services authorized under this task order will be provided using the time and materials basis method with budgets between the tasks and expenses being interchangeable as needed. Costs are summarized below by task.

Task	Hours	Fee
Task 1 – Design Services	3,441	$628,822
Task 2 – Permitting Services	152	$30,474
Task 3 – CMAR Procurement and Coordination Services	424	$87,070
Expenses & Subcontracts		
Permitting Application Fees Allowance	---	$1,000
Subcontracts	---	$0
Other Expenses (travel, reprographics, etc.)	---	$2,750
Totals:	**4,017**	**$750,116**

Levels of effort for tasks are estimates based on the best information available at the time of task order development. As projects scopes are better defined, actual levels of effort required and associated fees might differ and require coordination between Jacobs and the City.

Acceptance

This Task Order shall become part of the Agreement upon execution by both parties.

Approved for City of Cocoa	Accepted for Jacobs Engineering Group Inc.
By:	By: 
	Francois Didier Menard
Title:	Title: Vice President
Date:	Date: 2/13/2026

City of Cocoa Task Order 2026-66

Dyal WTP Ozone System Replacement - Design, Permitting, and Bidding

Labor Hour Breakdown

TASK #	TASK NAME	Project Manager	Design Manager	Quality Control Manager	Process Mechanical Engineer	Process Mechanical Technician	Electrical Engineer	Electrical Technician	Civil Engineer	Civil Engineer	Building Mechanical Engineer	Building Mechanical Technician	Architect	Architectural Technician	Structural Engineer	Structural Technician	I&C Engineer	I&C Technician	Digital Delivery Lead	Specifications Processor	Cost Estimator	Technical Editor	Labor Hours	Labor Fee	Expenses
		Engineer 5	Engineer 7	Engineer 7	Engineer 6	Technician 5	Engineer 5	Technician 2	Engineer 6	Engineer 2	Engineer 5	Technician 2	Engineer 7	Engineer 2	Engineer 2	Technician 4	Engineer 5	Technician 2	Engineer 5	Technician 2	Engineer 5	Technician 2			
		$199.00	$235.00	$235.00	$218.00	$169.00	$199.00	$110.00	$218.00	$120.00	$199.00	$110.00	$235.00	$120.00	$120.00	$142.00	$199.00	$110.00	$199.00	$110.00	$199.00	$110.00			
1	**DESIGN SERVICES**																								
	Task 1.1 Preliminary Design	74	46	30	140	84	88	48	14	4	16	5	12		22	8	62	36	40		40	44	813	$151,014	$1,000
	Task 1.2 Intermediate Design	74	60	70	212	140	96	64	14	10	14	10	8	8	36	24	86	58	44	40			1,068	$196,652	$500
	Task 1.3 Final Design	74	110	100	190	130	310	208	16	10	28	19	14	12	39	26	76	50	76	56		16	1,560	$281,156	$500
																						Task Subtotals	**3,441**	**$628,822**	**$2,000**
2	**PERMITTING SERVICES**																								
		20	14		42		12		12		12				12		12		12			4	152	$30,474	$1,000
																						Task Subtotals	**152**	**$30,474**	**$1,000**
3	**CMAR PROCUREMENT AND COORDINATION SERVICES**																								
		128	118		36	8	20	4	8	2	8	2			8	2	16	4	16	4	40		424	$87,070	$750
																						Task Subtotals	**424**	**$87,070**	**$750**
																						Labor Total	**4,017**	**$746,366**	
																						Expenses	**N/A**	**$3,750**	
																						Subcontracts	**N/A**	**$0**	
																						Task Order Total	**4,017**	**$750,116**	

EXHIBIT "A"
Jacobs Engineering Group Rate Schedule

Classification	Description	Rate
Engineer 9	Principal	$235
Engineer 8	Senior Reviewer/Consultant	$235
Engineer 7	Senior Project Manager	$235
Engineer 6	Senior Professional Engineer/Scientist/Consultant	$218
Engineer 5	Mid-Level Professional Engineer/Scientist/Consultant/Project Manager	$199
Engineer 4	Professional Engineer/Scientist/Consultant/Project Manager	$169
Engineer 3	Junior Professional Engineer/Scientist/Consultant	$142
Engineer 2	Project Engineer/Scientist/Consultant	$120
Engineer 1	Junior Project Engineer/Scientist/Consultant	$110
Engineer 0	Engineering Intern	$95
Technician 5	Senior Construction Manager/Senior Designer	$169
Technician 4	Construction Manager/Senior Technician	$142
Technician 3	Senior Construction Inspector	$120
Technician 2	Construction Inspector/Technician	$110
Technician 1	Junior Construction Inspector/Junior Technician	$85
Technician Aide	Technical Aide	$80
Office	Office/Project Administration	$85

Notes:

1. Billing rates for the City of Cocoa are designated for the length of this Agreement from February 2020 through January 2023.

2. These rates do not include other direct expense cost. Reimbursable other direct expenses shall be billed in accordance with the terms of the contract.

3. Billing rate schedule is for time basis work order and the City will be billed based on actual hours by category designated for an individual employee.

4. Jacobs reserves the right to request rate modifications for any future extensions to this agreement. Rate modifications must be established and agreed upon by both parties.

5. All copies, reproduction, subconsultant work, materials or equipment purchased or other direct costs shall be pass-thru cost without any mark-up.

6. Travel is reimbursable at the IRS rate for employees and specialists outside the Orlando office only.

Task Order Request Form

P-Form 2021.09 Revised 07/14/2023

Continuing Engineering Services for Water System	2026-66
Name of CSA (Continuing Service Agreement)	TASK ORDER NUMBER

Date: 02/13/26 City Bid Number: RFQ 20-03-COC AMOUNT: $ 750,116.00

Vendor Name: Jacobs Engineering Group, Inc. Quote/Proposal Number: 2026-66

Dept. Number/Division Name: Utilities/Engineering

Project Name: Improvements to the Ozone System Project Number: WS21OZ

Please use this section only if you are revising the original task order, which will generate a change order.

AMENDMENT

Amendment to Original Task Order No. : _____ Requested Amendment Amount: _____

Original Task Order Amount: _____ Total Revised Amount including all Amendments: _____

Total number of Amendments including this one: _____

Scope of Services; Justification for Amendment

The ozone generation equipment at the Dyal Water Treatment Plant is reaching the end of its useful life. Engineering services are requested to design a replacement system. The good faith estimate of the construction cost for the replacement project falls below the current CCNA threshold, allowing the design work to be performed through the continuing engineering services agreement.

Design is Construction Related: ☑ YES ☐ NO ☐ N/A Good Faith Estimate of Construction Value: $ 7,050,000.00

Documentation for Good Faith Estimate Attached and Valid: ☑ YES ☐ NO ☐ N/A

Reference if applicable: Florida Statutes 287.055, Consultants Competitive Negotiation Act (CCNA)

John Perrin Digitally signed by John Perrin DN: cn=John Perrin, ou=Utilities, email=jperrin@cocoafl.gov Date: 2026.02.13 14:20:10 -05'00'

Requestor

John "Jack" Walsh 2/13/26 05:01

Department Director

********** DO NOT WRITE BELOW THIS LINE - AUTHORIZED PERSONNEL ONLY **********

Task Order : ☑ Approved ☐ Disapproved

Refer to this Task # on all documentation: 2026-66

Council Approval Required: ☒ YES ☐ NO

Reason Disapproved:

3/19/26

Purchasing & Contracts Division Manager

BRIAN DALE

City Manager (Purchases not to exceed $75K)

Mayor (Purchases that exceed $75K)

1) Requestor: Completes form and forwards all supporting documentation to Department Director.

2) Dept. Director reviews and approves, forwards Task Order and all supporting documentation to purchasing@cocoafl.org. (Subject Line to read: TO-VENDOR NAME Task # (if previously requested) PRICE-DEPT-DIV.)

3) Purchasing assigns Task Order Number and emails link that contains Task Order and all supporting documentation to the Purchasing Manager.

4) Purchasing Manager reviews and approves, uploads approved Task Order Form.

5) Task Order and all supporting documentation is forwarded to the City Manager for review and approval for Purchases not exceeding $75K. Approved Task Order by City Manager will be returned back to purchasing@cocoafl.org. If over $75K, Task Order and all documentation is forwarded back to Requestor who must then initiate an agenda item for City Council Approval. Once approved by City Council the City Clerk will have the Mayor sign both the Task Order Form and the Proposal if applicable and forward copies to purchasing@cocoafl.org.

6) Purchasing logs, the Task Order in the database and forwards fully executed Task Order and all supporting documentation back to Requestor.

Table 5-3. Estimated Construction Costs

		Ozone System Supplier				
	Cost Factor	Xylem	Veolia	De Nora	Primozone	Pinnacle
Subtotal of Equipment Costs and Additional Project Costs		$3,400,000	$2,740,000	$2,790,000	$3,340,000	$3,660,000
Overhead	20%	$680,000	$550,000	$560,000	$670,000	$730,000
Subtotal		$4,080,000	$3,290,000	$3,350,000	$4,010,000	$4,390,000
Profit	10%	$410,000	$330,000	$340,000	$400,000	$440,000
Subtotal		$4,490,000	$3,620,000	$3,690,000	$4,410,000	$4,830,000
Mob/Bonds/Insurance	3%	$130,000	$110,000	$110,000	$130,000	$140,000
Subtotal		$4,620,000	$3,730,000	$3,800,000	$4,540,000	$4,970,000
Contingency	20%	$920,000	$750,000	$760,000	$910,000	$990,000
Estimated Construction Cost		**$5,540,000**	**$4,480,000**	**$4,560,000**	**$5,450,000**	**$5,960,000**

Notes: Costs are presented in August 2024 dollars. Costs are rounded to the nearest $10,000. Cost estimates are AACE Class 5 estimates with an expected accuracy range of -50% to +100% of the estimate.

Overhead includes general conditions and general administrative costs.

Non-construction costs include permitting, engineering, SCADA automation programming, and services during construction. These costs are provided for City budgetary planning purposes but were assumed to be the same for all ozone system suppliers. The costs were estimated based on typical non-construction cost factors from parametric models and based on Jacobs engineering experience. Table 5-4 presents the estimated non-construction costs and the total estimated project costs including construction and non-construction costs.

bls.gov/data/inflation_calculator.htm

Verify it's you

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United States Department of Labor

U.S. BUREAU OF LABOR STATISTICS

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Bureau of Labor Statistics > Data Tools > Charts and Applications > Inflation Calculator

CPI Inflation Calculator

$ 6,842,974.00

in August 2024

has the same buying power as

$7,044,222.60

in December 2025

Calculate

Calculations using October 2025 data cannot be calculated due to a lapse in appropriations.

Based on estimate of $5.96M from previous page, multiplied by average CMAR cost of 14.815%.

The average CMAR cost is based on all available historical Cocoa projects:
CCRIP 8.33%
IRP 21.3%

Help improve this site

» BLS could not collect October 2025 reference period survey data for CPI due to a lapse in appropriations. Calculations using October 2025 data will not be calculated.

About the CPI Inflation Calculator

The CPI inflation calculator uses the Consumer Price Index for All Urban Consumers (CPI-U) U.S. city average series for all items, not seasonally adjusted. This data represents changes in the prices of all goods and services purchased for consumption by urban households.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 05/28/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LIC #0437153 1-212-948-1306 Marsh Risk & Insurance Services CIRTS_Support@jacobs.com 633 W. Fifth Street Los Angeles, CA 90071 USA	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): 1-212-948-1306 E-MAIL ADDRESS:
INSURED Jacobs Engineering Group Inc. C/O Global Risk Management 555 South Flower Street, Suite 3200 Los Angeles, CA 90071 USA	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : ACE AMER INS CO — 22667 INSURER B : INDEMNITY INS CO OF NORTH AMER — 43575 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 752003073 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			HDO G48977145	07/01/25	07/01/26	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
	X CONTRACTUAL LIABILITY						MED EXP (Any one person)	$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$ 1,000,000
	X POLICY PRO-JECT LOC						GENERAL AGGREGATE	$ 1,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$ 1,000,000
								$
A	AUTOMOBILE LIABILITY			ISA H11371504	07/01/25	07/01/26	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WLR C72792919 (AOS)	07/01/25	07/01/26	X PER STATUTE OTH-ER	
A	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N	N / A		SCF C72792920 (WI)	07/01/25	07/01/26	E.L. EACH ACCIDENT	$ 1,000,000
A	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WCU C72792932 (OH)*	07/01/25	07/01/26	E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	PROFESSIONAL LIABILITY			EON G21655065 016	07/01/25	07/01/26	PER CLAIM/PER AGG	3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

PROJECT MGR: Pamela Holcomb. CONTRACT MGR: Jeff Voorhees. RE: Program management, engineering, design and permitting services. CONTRACT END DATE: 2/5/2023. SECTOR: Public. City of Cocoa FL is added as an additional insured for general liability & auto liability as respects the negligence of the insured in the performance of insured's services to cert holder under contract for captioned work. *THE TERMS, CONDITIONS, AND LIMITS PROVIDED UNDER THIS CERTIFICATE OF INSURANCE WILL NOT EXCEED OR BROADEN IN ANY WAY THE TERMS, CONDITIONS, AND LIMITS AGREED TO UNDER THE APPLICABLE CONTRACT.*

CERTIFICATE HOLDER

City of Cocoa FL

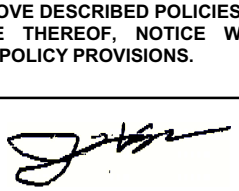
351 Schearer Blvd.

Cocoa, FL 32922 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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SUPPLEMENT TO CERTIFICATE OF INSURANCE

DATE
05/28/2025

NAME OF INSURED: **Jacobs Engineering Group Inc.**

Additional Description of Operations/Remarks from Page 1:

Additional Information:

***$2,000,000 SIR FOR STATE OF: OHIO**

SUPP (05/04)

NOTICE TO OTHERS ENDORSEMENT – SCHEDULE – EMAIL ONLY

Named Insured			Endorsement Number
Jacobs Solutions Inc.			8
Policy Symbol	Policy Number	Policy Period	Effective Date of Endorsement
HDO	G48977145	07/01/2025 TO 07/01/2026	
Issued By (Name of Insurance Company)			
ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

A. If we cancel the Policy prior to its expiration date by notice to you or the first Named Insured for any reason other than nonpayment of premium, we will endeavor, as set out below, to send written notice of cancellation, via such electronic notification as we determine, to the persons or organizations listed in the schedule that you or your representative provide or have provided to us (the "Schedule"). You or your representative must provide us with the e-mail address of such persons or organizations, and we will utilize such e-mail address that you or your representative provided to us on such Schedule.

B. The Schedule must be initially provided to us within 15 days after:

i. The beginning of the Policy period, if this endorsement is effective as of such date; or

ii. This endorsement has been added to the Policy, if this endorsement is effective after the Policy period commences.

C. The Schedule must be in an electronic format that is acceptable to us; and must be accurate.

D. Our delivery of the notification as described in Paragraph **A.** of this endorsement will be based on the most recent Schedule in our records as of the date the notice of cancellation is mailed or delivered to the first Named Insured.

E. We will endeavor to send such notice to the e-mail address corresponding to each person or organization indicated in the Schedule at least 30 days prior to the cancellation date applicable to the Policy.

F. The notice referenced in this endorsement is intended only to be a courtesy notification to the person(s) or organization(s) named in the Schedule in the event of a pending cancellation of coverage. We have no legal obligation of any kind to any such person(s) or organization(s). Our failure to provide advance notification of cancellation to the person(s) or organization(s) shown in the Schedule shall impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation of the Policy.

G. We are not responsible for verifying any information provided to us in any Schedule, nor are we responsible for any incorrect information that you or your representative provide to us. If you or your representative does not provide us with a Schedule, we have no responsibility for taking any action under this endorsement. In addition, if neither you nor your representative provides us with e-mail address information with respect to a particular person or organization, then we shall have no responsibility for taking action with regard to such person or entity under this endorsement.

H. We may arrange with your representative to send such notice in the event of any such cancellation.

I. You will cooperate with us in providing the Schedule, or in causing your representative to provide the Schedule.

J. This endorsement does not apply in the event that you cancel the Policy.

All other terms and conditions of the Policy remain unchanged.



Authorized Representative

NOTICE TO OTHERS ENDORSEMENT – SCHEDULE – EMAIL ONLY

Named Insured Jacobs Solutions Inc.			Endorsement Number 2
Policy Symbol ISA	Policy Number H11371504	Policy Period 07/01/2025 TO 07/01/2026	Effective Date of Endorsement
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

A. If we cancel the Policy prior to its expiration date by notice to you or the first Named Insured for any reason other than nonpayment of premium, we will endeavor, as set out below, to send written notice of cancellation, via such electronic notification as we determine, to the persons or organizations listed in the schedule that you or your representative provide or have provided to us (the "Schedule"). You or your representative must provide us with the e-mail address of such persons or organizations, and we will utilize such e-mail address that you or your representative provided to us on such Schedule.

B. The Schedule must be initially provided to us within 15 days after:

i. The beginning of the Policy period, if this endorsement is effective as of such date; or

ii. This endorsement has been added to the Policy, if this endorsement is effective after the Policy period commences.

C. The Schedule must be in an electronic format that is acceptable to us; and must be accurate.

D. Our delivery of the notification as described in Paragraph **A.** of this endorsement will be based on the most recent Schedule in our records as of the date the notice of cancellation is mailed or delivered to the first Named Insured.

E. We will endeavor to send such notice to the e-mail address corresponding to each person or organization indicated in the Schedule at least 30 days prior to the cancellation date applicable to the Policy.

F. The notice referenced in this endorsement is intended only to be a courtesy notification to the person(s) or organization(s) named in the Schedule in the event of a pending cancellation of coverage. We have no legal obligation of any kind to any such person(s) or organization(s). Our failure to provide advance notification of cancellation to the person(s) or organization(s) shown in the Schedule shall impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation of the Policy.

G. We are not responsible for verifying any information provided to us in any Schedule, nor are we responsible for any incorrect information that you or your representative provide to us. If you or your representative does not provide us with a Schedule, we have no responsibility for taking any action under this endorsement. In addition, if neither you nor your representative provides us with e-mail address information with respect to a particular person or organization, then we shall have no responsibility for taking action with regard to such person or entity under this endorsement.

H. We may arrange with your representative to send such notice in the event of any such cancellation.

I. You will cooperate with us in providing the Schedule, or in causing your representative to provide the Schedule.

J. This endorsement does not apply in the event that you cancel the Policy.

All other terms and conditions of the Policy remain unchanged.



Authorized Representative

Workers' Compensation and Employers' Liability Policy

Named Insured	Endorsement Number
JACOBS SOLUTIONS INC. 555 S. FLOWER STREET SUITE 3200 LOS ANGELES CA 90017	Policy Number Symbol: WLR Number: C72792919
Policy Period 07-01-2025 **TO** 07-01-2026	Effective Date of Endorsement 07-01-2025
Issued By (Name of Insurance Company) ACE AMERICAN INSURANCE COMPANY	
Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy. This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.	

NOTICE TO OTHERS ENDORSEMENT – SCHEDULE – EMAIL ONLY

A. If we cancel this Policy prior to its expiration date by notice to you or the first Named insured for any reason other than nonpayment of premium, we will endeavor, as set out below, to send written notice of cancellation, via such electronic notification as we determine, to the persons or organizations listed in the schedule that you or your representative provide or have provided to us (the "Schedule"). You or your representative must provide us with the e-mail address of such persons or organizations, and we will utilize such e-mail address that you or your representative provided to us on such Schedule.

B. The Schedule must be initially provided to us within 15 days after:

i. The beginning of the Policy period, if this endorsement is effective as of such date; or

ii. This endorsement has been added to the Policy, if this endorsement is effective after the Policy period commences.

C. The Schedule must be in an electronic format that is acceptable to us; and must be accurate.

D. Our delivery of the notification as described in Paragraph **A.** of this endorsement will be based on the most recent Schedule in our records as of the date the notice of cancellation is mailed or delivered to the first Named Insured.

E. We will endeavor to send such notice to the e-mail address corresponding to each person or organization indicated in the Schedule at least 30 days prior to the cancellation date applicable to the Policy.

F. The notice referenced in this endorsement is intended only to be a courtesy notification to the person(s) or organization(s) named in the Schedule in the event of a pending cancellation of coverage. We have no legal obligation of any kind to any such person(s) or organization(s). Our failure to provide advance notification of cancellation to the person(s) or organization(s) shown in the Schedule shall impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation of the Policy.

G. We are not responsible for verifying any information provided to us in any Schedule, nor are we responsible for any incorrect information that you or your representative provide to us. If you or your representative does not provide us with a Schedule, we have no responsibility for taking any action under this endorsement. In addition, if neither you nor your representative provides us with e-mail address information with respect to a particular person or organization, then we shall have no responsibility for taking action with regard to such person or entity under this endorsement.

H. We may arrange with your representative to send such notice in the event of any such cancellation.

I. You will cooperate with us in providing the Schedule, or in causing your representative to provide the Schedule.

J. This endorsement does not apply in the event that you cancel the Policy.

All other terms and conditions of this Policy remain unchanged.

This Endorsement is not applicable in the states of AZ, FL, ID, ME, NC, NJ, NM,TX and WI.



Authorized Representative

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured **Jacobs Solutions Inc.**			Endorsement Number
Policy Symbol **EON**	Policy Number **G21655065 016**	Policy Period **07/01/2025 to 07/01/2026**	Effective Date of Endorsement **07/01/2025**
Issued By (Name of Insurance Company) **ACE American Insurance Company**			

NOTICE TO OTHERS ENDORSEMENT – SCHEDULE

A. If **We** cancel or non-renew the **Policy** prior to its expiration date by notice to **You** for any reason other than nonpayment of premium, **We** will endeavor, as set out below, to send written notice of cancellation or non-renewal via such electronic or other form of notification as **We** determine, to the persons or organizations listed in the schedule that **You** or **Your** representative provide or have provided to **Us** (the **Schedule**). **You** or **Your** representative must provide **Us** with both the physical and e-mail address of such persons or organizations, and **We** will utilize such e-mail address and/or physical address that **You** or **Your** representative provided to **Us** on such **Schedule**.

B. The **Schedule** must be initially provided to **Us** within 30 days after:

   i. The beginning of the **Policy Period**, if this endorsement is effective as of such date; or

   ii. This endorsement has been added to the **Policy**, if this endorsement is effective after the **Policy Period** commences.

C. The **Schedule** must be in a format that is acceptable to **Us** and must be accurate.

D. **Our** delivery of the notification as described in Paragraph A of this endorsement will be based on the most recent **Schedule** in **Our** records as of the date the notice of cancellation or non-renewal is mailed or delivered to **You**.

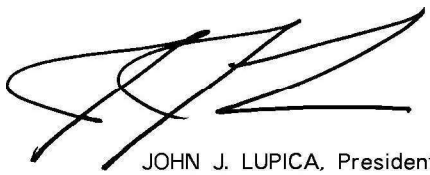
E. **We** will endeavor to send or deliver such notice to the e-mail address or physical address corresponding to each person or organization indicated in the **Schedule** at least 30 days prior to the cancellation or non-renewal date applicable to the **Policy**.

F. The notice referenced in this endorsement is intended only to be a courtesy notification to the person(s) or organization(s) named in the **Schedule** in the event of a pending cancellation or non-renewal of coverage. **We** have no legal obligation of any kind to any such person(s) or organization(s). **Our** failure to provide advance notification of cancellation or non-renewal to the person(s) or organization(s) shown in the **Schedule** shall impose no obligation or liability of any kind upon **Us**, **Our** agents or representatives, will not extend any **Policy** cancellation or non-renewal date and will not negate any cancellation or non-renewal of the **Policy**.

G. **We** are not responsible for verifying any information provided to **Us** in any **Schedule**, nor are **We** responsible for any incorrect information that **You** or **Your** representative provide to **Us**. If **You** or **Your** representative does not provide **Us** with a **Schedule**, **We** have no responsibility for taking any action under this endorsement. In addition, if neither **You** nor **Your** representative provides **Us** with e-mail address and/or physical address information with respect to a particular person or organization, then **We** shall have no responsibility for taking action with regard to such person or entity under this endorsement.

H. With respect to this endorsement **Our**, **Us** or **We** means the stock insurance company listed in the Declarations, and **You** or **Your** means the insured person or entity listed in Item 1 of the Declarations page.

All other terms and conditions of this **Policy** remain unchanged.



JOHN J. LUPICA, President
Authorized Representative

MS-36362 (04/19)

AGREEMENT FOR
CONTINUING ENGINEERING SERVICES FOR WATER SYSTEM

THIS AGREEMENT is made and entered this 5th day of February 2020, by and between the **CITY OF COCOA, FLORIDA**, a Florida municipal corporation ("City"), located at 65 Stone Street, Cocoa, Florida 32922, and **JACOBS ENGINEERING GROUP INC.**, a Delaware corporation authorized to do business in the State of Florida ("Engineer"), whose principal address is 1999 Bryan Street, Dallas, TX 75201.

WITNESSETH:

WHEREAS, the City has a need to obtain engineering, design and permitting services from time to time for projects related to the City's water system on an as-needed, task - oriented basis; and

WHEREAS, the City has followed the selection and negotiation process set forth in the Florida's Engineers' Competitive Negotiation Act, Section 287.055, Florida Statutes; and

WHEREAS, the Engineer participated in the selection and negotiation process; and

WHEREAS, the Engineer is willing to provide such engineering, design and permitting services to the City under the terms and conditions stated herein; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1.0 TERM AND DEFINITIONS

1.1 Unless sooner terminated by either Party pursuant to the terms and conditions herein, this Agreement shall terminate on the third (3rd) anniversary of the Effective Date. The Parties shall have the option to extend the term for two (2) additional two (2) year terms. Any such extension shall only be by written amendment to this Agreement executed by both parties hereto.

1.2 The terms and conditions of any Task Order, as described in Section 2.0 hereof, shall be as set forth in such Task Order. Any Task in effect at the termination of this Agreement shall remain in effect until completion of said Task Order, and all of the terms and conditions of this Agreement shall survive until completion of all Task Orders.

1.3 Definitions. The following words and phrases used in this Agreement shall have the following meaning ascribed to them unless the context clearly indicates otherwise:

a. "Agreement" or "Contract" shall be used interchangeably and shall refer to this Agreement, as may be amended from time to time, which shall constitute authorization for the Engineer to provide the engineering, design and permitting services approved by Task Order by the City and is also sometimes referred to herein to include all Task Orders approved hereunder.

b. "Effective Date" shall be the date on which the last signatory hereto shall execute this Agreement, and it shall be the date on which this Agreement shall go into effect. The Agreement shall not go into effect until said date.

c. "Engineer" shall mean Jacobs Engineering Group Inc. and its principals, employees and resident project representatives (and assistants).

d. "Public Record" shall have the meaning given in section 119.011(12), Florida Statutes, as may be amended.

e. "Reimbursable Expenses" shall mean the actual expenses incurred by the Engineer or Engineer's independent professional associates and Engineers which are directly related to travel and subsistence at the rates, and under the requirements of, Section 112.061, Florida Statutes, as may be amended or any other actual and direct expenses the City agrees to reimburse by Task Order.

f "Work" or "Services" shall be used interchangeably and shall include the performance of the work agreed to by the parties in a Task Order.

g. "Task Order" shall mean a written document approved by the parties pursuant to the procedure outlined in Section 2.0 of this Agreement, and any amendments thereto approved pursuant to the procedures outlined in Section 3.0 herein, which sets forth the Work to be performed by the Engineer under this Agreement, and shall include, without the necessity of a cross-reference, the terms and conditions of this Agreement.

1.4 Engagement. The City hereby engages the Engineer and the Engineer agrees to perform the Services outlined in this agreement for the stated fee arrangement. No prior or present representations shall be binding upon any of the parties hereto unless incorporated in this Agreement.

2.0 DESCRIPTION OF SERVICES

2.1 The City shall make request of the Engineer to perform engineering, design and permitting services on a "task" basis. The City will communicate with the Engineer, verbally or in writing, a general description of the task to be performed. If a site visit by the Engineer is needed to generate the scope of document, the Engineer shall request approval prior to visiting the site. The Engineer will generate a detailed Scope of Work document, prepare a Schedule, add a Not-to-Exceed Budget or Lump Sum Fee to accomplish the task with a detailed cost breakdown based on the hourly rate schedule attached hereto as **Exhibit "A,"** and send the thus developed "Task Proposal" to the City. The detailed cost breakdown of the lump sum fee or not-to-exceed budget shall consist of a list of major sub-tasks and a man-hour breakdown for all work to be performed. The cost breakdown shall include all sub-consultant work and the Task Proposal shall include the written price proposals from all sub-consultants. The detailed cost breakdown shall include a line item for Reimbursable Expenses and the list of the expenses proposed to be eligible for reimbursement. The City reserves the right, at its discretion, to

consider the Task Proposal as part of a formal or informal competitive bid process before approving or disapproving any Task Proposal.

The City will review the Task Proposal, along with any other task proposals submitted to the City by other contractors, and if the description, cost and other details of the Task Proposal are deemed by the City to be in the City's best interests, the parties will enter into a mutually agreeable written "Task Order." The Scope of Services generally to be provided by the Engineer through a Task Order may include any engineering, design and permitting services for any City water system project and may contain written terms and conditions which are deemed supplemental to this Agreement.

The City will issue a notice to proceed to the Engineer in the form of a letter and an executed City purchase order. Upon receipt of the signed Task Order and the written notice to proceed from the City, the Engineer shall perform the services set forth in the Task Order.

2.2 The City reserves the right, at its discretion, to perform any services related to this Agreement or to retain the services of other engineering companies to provide professional services. Further, the City does not guarantee that any Work will be assigned to Engineer under this Agreement. The City reserves the right to assign or contract for professional services with any party at its sole discretion. No provision of this Agreement shall be construed to require the City to assign any Work or task to Engineer under this Agreement.

2.3 The Engineer may be asked to perform any engineering services related to the Water System. The Services may include, but are not limited to, the following:

1. Engineering Design Services to include design submittals, specification development, permitting, and Engineer of Record services;
2. Bidding Support Services;
3. Construction Phase Services including; shop drawing and submittal review, responses to requests for information, and progress meeting attendance/management, periodic site visits, testing, Certification of Construction, Record Drawings, Resident Engineer (if required), Construction Management and Inspection, startup assistance/training, and the use of alternative project delivery methods;
4. Cost Estimating Services;
5. Design, support, and implementation for Supervisory Control and Data Acquisition (SCADA) and other Instrumentation and Controls (I&C) infrastructure per the City's Control Systems Configuration Standards. The Dyal Plant is currently using Wonderware for their SCADA platform;
6. Design and management support of repair and maintenance projects for the Dyal plant, supply, and distribution system;
7. Engineering assessments, including structural, process, hydraulic, pipeline condition, etc.;
8. Permitting assistance including consumptive use permitting, negotiations, and compliance;
9. Environmental impact assessments, including wetlands monitoring, and other environmental assistance;

10. Hydraulic, hydrogeologic, and water quality modeling, calibration and analysis including ground water hydrology, Aquifer Storage and Recovery (ASR) system assistance and well drilling assistance;

11. Planning evaluations and studies including long-term master planning and Capital Improvement Plan (CIP) development, validation, prioritization, scheduling, probable cost determinations and coordination with various planning agencies;

12. Water Quality Monitoring Program management assistance (Technical and regulatory support);

13. Studies related to water treatment and quality;

14. Assistance in regulatory negotiations with the St. Johns River Water Management District, the Florida Department of Environmental Protection, and other regulatory agencies associated with the development and operation of the water system;

15. Asset management and condition assessment assistance including operation and maintenance studies;

16. Information management services including Geographical Information System (GIS), Global Positioning System (GPS), instrumentation, custom programming/software, and other technologies;

17. Security system design, support, and implementation;

18. System optimization assistance including lost water mitigation;

19. Grants assistance and state/federal funding assistance;

20. Engineering evaluation and design of alternative and conventional water supplies, wells, treatment facilities, transmission and distribution system modifications, expansions and other improvements including development of specifications and bench/pilot scale testing when necessary;

21. Reporting assistance to regulatory and other agencies including document preparation, public meetings, and presentations;

22. Program management services, including program management/administration, scheduling, cost control, document control, program website updating, design management, construction project support, and public involvement services in support of the Cocoa Utilities CIP program and repair and maintenance projects for the water system;

23. Services related to the development of the City's project financing and/or budget;

24. Assistance with preparation of information for rate and fee determinations and associated revenue projections;

25. Miscellaneous services including public relations assistance, design review, program management services, financial controls, and easement acquisition services.

2.4 The maximum hourly rates and certain direct charges or unit prices, as applicable, that can be charged under this Agreement by Engineer, unless otherwise agreed by the City in writing, are set forth in **Exhibit "A"** and fully incorporated herein by this reference.

2.5 No task in which the Engineer is to provide professional services to the City for a project with an estimated construction cost exceeding $2 Million may be the subject of a Task Order under this Agreement.

3.0 CHANGES IN THE SCOPE OF WORK

3.1 The City may make changes in the Services at any time by giving written notice to the Engineer. If such changes increase (additional services) or decrease or eliminate any amount of Work, the City and the Engineer will negotiate any change in total cost or schedule modifications. If the City and the Engineer approve any change, the Task Order will be modified in writing to reflect the changes; and the Engineer shall be compensated for said services in accordance with the terms of Article 5.0 herein. All change orders shall be authorized in writing by the City's and the Engineer's designated representative.

3.2 All of City's said Task Orders and amendments thereto shall be performed in strict accordance with the terms of this Agreement insofar as they are applicable.

4.0 SCHEDULE

4.1 The Engineer shall perform services in conformance with the mutually agreed schedule set forth in the negotiated Task Order. The Engineer shall complete all of said services in a timely manner and will keep the City apprised of the status of work on at least a monthly basis or as otherwise reasonably requested by the City. Should the Engineer fall behind the agreed upon schedule, it shall employ such resources so as to comply with the agreed -upon schedule.

4.2 No extension for completion of services shall be granted to the Engineer without the City's prior written consent, except as provided in Sections 3.1 and 19.1 herein.

4.3 Any cost caused by defective or ill -timed services shall be borne by the party responsible therefore.

5.0 METHODS OF PAYMENT FOR SERVICES AND EXPENSES OF ENGINEER

5.1 General Services. For basic and additional Services performed by the Engineer's principals, employees and resident project representatives (and assistants) pursuant to paragraphs 2.0 and 3.0, the City agrees to pay the Engineer an amount equal to that agreed upon by the parties for a particular Task Order. However, payment terms must be consistent with the terms and conditions in this Agreement. To the extent that the payment terms in any Task Order conflict with the payment terms set forth in this Agreement, the conflicting provisions of this Agreement shall prevail.

5.2 Additional Services Performed by Professional Associates and Engineers. For additional Services and Reimbursable Expenses of independent professional associates and Engineers employed by the Engineer to render additional Services pursuant to paragraphs 2.0 and 3.0, the City agrees to pay the Engineer an amount equal to that billed the Engineer by the independent professional associates and Engineers. Prior to payment by the City, the Engineer shall submit to the City a copy of any written invoice received by the Engineer from all independent professional associates and Engineers which clearly evidences the amount billed by

the independent professional associates and Engineers for additional Services and any Reimbursable Expenses.

5.3 Witness Services. For witness services rendered by the Engineer's principals, employees, resident project representatives (and assistants) and independent professional associates and Engineers on behalf of the City in any litigation, arbitration or other legal or interested administrative proceeding in which the City is a named an interested party, the City agrees to pay the Engineer or independent professional associate or Engineer, which is used as a witness, an amount equal to that agreed upon by the party for a particular Task Order.

5.4 Florida Prompt Payment Act. Payment shall be due and payable as provided by the Florida Prompt Payment Act Section 218.70 et. seq., Florida Statutes.

5.5 Miscellaneous. Under no circumstances shall actual or direct costs under this Agreement include costs associated with inefficiency, offsite or home office overhead, loss of productivity, consequential damages, legal or costs associated with delays caused in whole or in part by the Engineer.

5.6 Errors and Deficiencies. The Engineer shall not invoice the City or seek any compensation from the City to correct or revise any errors or deficiencies in the Engineer's services provided under this Agreement.

5.7 Payment Offsets. To the extent that the Engineer owes the City any money under this or any other Agreement with the City, the City shall have the right to withhold payment and otherwise back charge the Engineer for any money owed to the City by the Engineer. Before withholding any payments, the City will provide Engineer with at least five (5) business days' notice to afford Engineer an opportunity to resolve the payment issue to the City's complete satisfaction within said time period.

5.8 Payment not Waiver. The City's payment of any invoice under this Agreement shall not be construed or operate as a waiver of any rights under this Agreement or any cause of action arising out of the performance of this Agreement and the Engineer shall remain liable to the City in accordance with applicable law for damages to the City caused by the Engineer's negligent, reckless, or intentionally wrongful performance of any Services provided under this Agreement.

5.9 Delay Remedy. The risk of any monetary damages caused by any delays in performing the Services under this Agreement and any Task Order are accepted and assumed entirely by the Engineer, and in no event shall any claim relating thereto for an increase in compensation be made or recognized. The Engineer shall not make any claim nor seek any damages of any kind against the City for any delays, impacts, disruption or interruption caused by any delay. The Engineer's remedy for a delay shall be an equitable extension of time to perform the Services for each day of such delay that impacts the critical path of the schedule established under this Agreement or specific Task Order.

5.10 Acceptance of Payment. Acceptance of final payment by the Engineer for a

specific Task Order shall constitute a release of all claims for payment which the Engineer may have against the City for that Task Order unless such claims are specifically reserved in writing and transmitted to the City by the Engineer prior to its acceptance. Said final payment shall not, however, be a bar to any claims that the City may have against the Engineer or to any remedies the City may pursue with respect to such claims.

5.11 Payment Adjustments. It is agreed that payment by the City of any billing will not constitute agreement as to the appropriateness of any item and that at the time of any final audit, all required adjustments will be made and reflected in a final payment. In the event that such final audit reveals an overpayment to the Engineer, the Engineer agrees to refund such overpayment to the City within ninety (90) days of notice of any such overpayment. Such refund shall not constitute a waiver by the Engineer for any claims relating to the validity of a finding by the City of overpayment.

5.12 Partial Payments. Payment made to the Engineer shall not constitute acceptance of the work or any portion thereof which is not in accordance with this Agreement. The City retains the right to pay only that percentage of the total contract amount that equals the same percentage that work completed bears to the total amount of work required to be performed under this Agreement. If the City objects to all or any portion of any invoice, it shall notify the Engineer of the same within five (5) days from the date of receipt and shall pay that portion of the invoice not in dispute. The parties shall immediately make every effort to settle the disputed portion.

6.0 RIGHT TO INSPECTION

6.1 The City or its affiliates shall at all times have the right to review or observe the Services performed by the Engineer.

6.2 No inspection, review or observation shall relieve the Engineer of its responsibility under this Agreement.

7.0 PROGRESS MEETING

7.1 The City's designated Project Manager may hold periodic progress meetings on a monthly basis, or more frequently if required by the City, during the term of any Task Order entered into under this Agreement. The Engineer's Project Manager and all other appropriate personnel shall attend such meetings as designated by the City's Project Manager.

8.0 SAFETY

8.1 The Engineer shall be solely and absolutely responsible and assume all liability for the safety and supervision of its principals, employees and resident project representatives (and assistants) while performing Services provided hereunder.

9.0 REASONABLE ACCESS

9.1 During the term of this Agreement, the City shall grant the Engineer reasonable

access to the City's premises, records and files for purposes of fulfilling its obligations under this Agreement.

10.0 INSURANCE

10.1 Liability Amounts. During the term of this Agreement, the Engineer shall be responsible for providing the types of insurance and limits of liability as set forth below.

a. Professional Liability. Proof of professional liability insurance shall be provided to the City for the amount of $3,000,000.00 per occurrence and in the aggregate with a deductible not greater than $50,000.00.

b. General Liability. The Engineer shall maintain comprehensive general liability insurance in the amount of $1,000,000.00 as the combined single limit for each occurrence, with a deductible no greater than $5,000.00, unless a higher deductible is pre- approved by the City Manager, to protect the Engineer from claims of property damages and personal injury which may arise from any Services performed under this Agreement, whether such Services are performed by the Engineer or by anyone directly employed by or contracting with the Engineer.

c. Automobile Liability. The Engineer shall maintain comprehensive automobile liability insurance in the amount of $1,000,000 per occurrence combined single limit for bodily injury, including wrongful death, and property damage, which may arise from the ownership, use or maintenance of owned and non-owned automobiles, including rented automobiles, whether such operations be by the Engineer or by anyone directly or indirectly employed by the Engineer.

d. Workers' Compensation. The Engineer shall maintain, during the life of this Agreement, adequate Workers' Compensation Insurance and Employers' Liability Insurance in at least such amounts as are required by law for all of its employees performing Work for the City pursuant to this Agreement.

10.2 Special Requirements. Current, valid insurance policies meeting the requirements herein identified shall be maintained during the term of this Agreement. Renewal certificates shall be sent to the City thirty (30) days prior to any expiration date. There shall also be a thirty (30) day advance written notification to the City in the event of cancellation or modification of any stipulated insurance coverage. The City shall be an additional named insured on stipulated insurance policies included in article 10.1.b and 10.1.c herein, as its interest may appear, from time to time.

10.3 The insurance required by this Agreement shall include the liability and coverage provided herein, or as required by law, whichever requirements afford greater coverage. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded will not be canceled, materially changed or renewal refused until at least thirty (30) days' prior written notice has been given to the City, and the Engineer by certified mail, return receipt requested. All such insurance shall remain in effect until final payment. In the event that the Engineer shall fail to comply with the foregoing requirement, the City is authorized, but in no event shall be obligated, to purchase such insurance, and the City

may bill the Engineer. The Engineer shall immediately forward funds to the City in full payment for said insurance. It is expressly agreed that neither the provision of the insurance referred to in this Agreement nor the City's acceptance of the terms, conditions or amounts of any insurance policy shall be deemed a warranty or representation as to adequacy of such coverage. All insurance coverage shall be with insurer(s) rated as A+ by Best's Rating Guide (or equivalent rating and rating service as reasonably determined by the City Manager) and licensed by the State of Florida to engage in the business of writing of insurance or provided through the London Market for Professional Liability Insurance. The Engineer shall cause its insurance carriers, prior to the effective date of this agreement to furnish insurance certificates specifying the types and amounts of coverage in effect pursuant hereto, the expiration dates of such policies, and a statement that no insurance under such policies will be canceled without thirty (30) days' prior written notice to the City in compliance with other provisions of this Agreement. If the City has any objection to the coverage afforded by or other provision of the insurance required to be purchased and maintained by the Engineer in accordance with this Article on the basis of its not complying with the Agreement, the City shall notify the Engineer in writing thereof within thirty (30) days of the date of delivery of such certificates to the City. For all Work performed pursuant to this Agreement, the Engineer shall continuously maintain such insurance in the amounts, type and quality as required by the Agreement.

10.4 Independent Associates and Engineers. All independent associates and Engineers employed by the Engineer to perform any Services hereunder shall fully comply with the insurance provisions contained in this paragraph.

11.0 COMPLIANCE WITH LAWS AND REGULATIONS

11.1 The Engineer shall comply with all requirements of federal, state and local laws, rules, regulations, standards and/or ordinances applicable to the performance of Services under this Agreement.

12.0 REPRESENTATIONS

12.1 The Engineer represents that the Services provided hereunder shall conform to all requirements of this Agreement and any Task Order, shall be consistent with recognized and sound engineering practices and procedures; and shall conform to the customary standards of care, skill, and diligence appropriate to the nature of the Services rendered by professional engineers or consultants performing the same or similar services. The Engineer shall perform as expeditiously as is consistent with professional skill and care and the orderly progress of the Services performed hereunder. The Engineer's services shall be consistent with the time periods established under this Agreement or the applicable Task Order. The Engineer shall provide the City with a written schedule for services performed under each Task Order and such schedule shall provide for ample time for the City to review, for the performance of Engineers (if any), and for the approval of submissions by authorities having jurisdiction over the services. The Engineer's designated representative shall have the authority to act on the Engineer's behalf with respect to the Services. In addition, the Engineer's representative shall render decisions in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Services. Except with the City's knowledge and consent, the Engineer shall not engage in any

activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Engineer's professional judgment with respect to the Services. The Engineer shall review laws, codes and regulations applicable to the Engineer's Services. The Engineer's services and design shall comply with all applicable requirements imposed by all public authorities at the time the Services are rendered. The Engineer represents and warrants that it is familiar with, and accepts that it will perform the Services hereunder in a manner that complies with all applicable requirements of law, codes, and regulations. The Engineer shall be responsible for the professional quality, technical accuracy and the coordination of all plans, studies, reports and other services furnished to the City under this Agreement. Unless this Agreement is terminated by the City, or terminated by the Engineer for nonpayment of any proper invoices, or the City exercises its rights to perform the Services pursuant to under Section 2.2 herein, the Engineer shall be responsible for the satisfactory and complete execution of the Services described in this Agreement and any Task Order. The Engineer represents that it will carefully examine the scope of services required by the City in the Task Order, that it will investigate the essential requirements of the services required by the Task Order and that it will have sufficient personnel, equipment and material at its disposal to complete the services set forth in the Task Order in a good professional and workmanlike manner in conformance with the requirements of this Agreement.

12.2 The Engineer represents that all principals, employees and other personnel furnishing such Services shall be qualified and competent to perform the Services assigned to them and that such guidance given by and the recommendations and performance of such personnel shall reflect their best professional knowledge and judgment.

13.0 GUARANTEE AGAINST INFRINGEMENT

13.1 The Engineer guarantees that all Services performed under this Agreement shall be free from claims of patent, copyright, and trademark infringement. Notwithstanding any other provision of this Agreement, the Engineer shall indemnify, hold harmless and defend the City, its officers, directors, employees, agents assigns and servants from and against any and all liability, including expenses, legal or otherwise, for actual or alleged infringement of any patent, copyright or trademark resulting from the use of any goods, services or other item provided under this Agreement. Notwithstanding the foregoing, the Engineer may elect to provide non - infringing services.

14.0 DOCUMENTS

14.1 Public Records. Pursuant to Section 119.0701, Florida Statutes and other applicable public records laws, Engineer agrees that any records, documents, transactions, writings, papers, letters, computerized information and programs, maps, books, audio or video tapes, films, photographs, data processing software, writings or other material(s), regardless of the physical form, characteristics, or means of transmission, of Engineer related, directly or indirectly, to the services provided to the City under this Agreement and made or received pursuant to law or ordinance or in connection with the transaction of official business by the City, may be deemed to be a public record, whether in the possession or control of the City or the Engineer. Said records, documents, transactions, writings, papers, letters, computerized

information and programs, maps, books, audio or video tapes, films, photographs, data processing software, writings or other material(s), regardless of the physical form, characteristics, or means of transmission of Engineer are subject to the provisions of Chapter 119, Florida Statutes, and may not be destroyed without the specific written approval of the City's designated custodian of public records.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, THE CITY CLERK, AT (321) 433-8484, cshealy@cocoafl.org, City Clerk's Office, 65 Stone Street, Cocoa, FL 32922.

Engineer is required to and agrees to comply with public records laws. Engineer shall keep and maintain all public records required by the City to perform the services as agreed to herein. Engineer shall provide the City, upon request from the City Clerk, copies of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law. Engineer shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term. Upon completion of the Agreement, Engineer shall transfer to the City, at no cost, all public records in possession of the Engineer, provided the transfer is requested in writing by the City Clerk. Upon such transfer, Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. However, if the City Clerk does not request that the public records be transferred, the Engineer shall continue to keep and maintain the public records upon completion of the Agreement and shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City Clerk, in a format that is compatible with the information technology systems of the City. Should the City not possess public records relating to this Agreement which are requested to be inspected or copied by the City or any other person, the City shall immediately notify Engineer of the request and the Engineer shall then provide such records to the City or allow the records to be inspected or copied within a reasonable time. If the Engineer does not comply with a public records request, the City may enforce this Section to the extent permitted by law. Engineer acknowledges that if the Engineer does not provide the public records to the City within a reasonable time, the Engineer may be subject to penalties under Section 119.10, Florida Statutes. The Engineer acknowledges that if a civil action is filed against the Engineer to compel production of public records relating to this Agreement, the court may assess and award against Engineer the reasonable costs of enforcement, including reasonable attorney fees. All public records in connection with this Agreement shall, at any and all reasonable times during the normal business hours of the Engineer, be open and freely exhibited to the City for the purpose of examination, audit, or otherwise. Failure by Engineer to grant such public access and comply with public records laws and/or requests shall be grounds for immediate unilateral cancellation of this Agreement by the City upon delivery of a written notice of cancellation. If the Engineer fails to comply with this Section, and the City must enforce this Section, or the City suffers a third party award of attorney's fees and/or damages for violating Chapter 119, Florida Statutes, due to Engineer's failure to comply with this Section, the City shall collect from Engineer prevailing party attorney's fees and costs, and any damages incurred by the City, for enforcing this Section against Engineer. And, if applicable, the City shall also be entitled to reimbursement

of all attorneys' fees and damages which the City had to pay a third party because of the Engineer's failure to comply with this Section. The terms and conditions set forth in this Section shall survive the termination of this Agreement.

14.2. Reuse of Documents. All documents, including but not limited to, drawings, specifications and data or programs stored electronically or otherwise, prepared by the Engineer and its independent contractors and associates pursuant to this Agreement or related exclusively to the Services described herein shall be owned by the City and may be reused by the City for any reason or purpose at any time. However, the City agrees that the aforesaid documents are not intended or represented to be suitable for reuse by the City or others on any undertaking other than the Work outlined in this Agreement. Any reuse for an undertaking other than for the Work without verification or adaptation by the Engineer, or its independent contractors and associates if necessary, to specific purposes intended will be at the City's sole risk and without liability or legal exposure to the Engineer.

14.3. Ownership of Documents. The City and the Engineer agree that upon payment of fees due to the Engineer by the City for a particular design, report, inventory list, compilation, drawing, specification, model, recommendation, schedule or otherwise, said design, report, inventory list, compilation, drawing, specification, technical data, recommendation, model, schedule and other instrument produced by the Engineer in the performance of this Agreement, or any Work hereunder, shall be the sole property of the City, and the City is vested with all rights therein. The Engineer waives all rights of copyright in said design, report, inventory list, compilation, drawing, specification, technical data, recommendation, model, schedule and other instrument produced by the Engineer in the performance of this Agreement, and hereby assigns and conveys the same to the City whether in the possession or control of the Engineer or not.

14.4. Preexisting Ownership Rights to Documents. Notwithstanding any provisions to the contrary contained in this Agreement, the Engineer shall retain sole ownership to its preexisting information not produced and paid for by the City under this Agreement including, but not limited to, computer programs, software, standard details, figures, templates and specifications.

15.0 ASSIGNMENT

15.1 The Engineer shall not assign or subcontract this Agreement, any Task Order hereunder, or any rights or any monies due or to become due hereunder without the prior, written consent of the City. Any subcontractors employed by Engineer for any Work required under this Agreement shall require prior written approval from the City, unless previously approved in the Task Order. Any attempt to assign or subcontract the responsibilities and payments under this Agreement without the express prior written consent of the City shall be grounds for termination of the Agreement.

15.2 If upon receiving written approval from the City, any part of this Agreement is subcontracted by the Engineer, the Engineer shall be fully responsible to the City for all acts and/or omissions performed by the subcontractor as if no subcontract had been made.

15.3 If the City determines that any subcontractor is not performing in accordance with this Agreement, the City shall so notify the Engineer who shall take immediate steps to remedy the situation.

15.4 If any part of this Agreement is subcontracted by the Engineer, prior to the commencement of any Work by the subcontractor, the Engineer shall require the subcontractor to provide the City and its affiliates with insurance coverage as set forth by the City.

16.0 INDEPENDENT CONTRACTOR

16.1 At all times during the term of this Agreement, the Engineer and any approved subcontractors shall be considered an independent contractor(s) and not an employee(s) of the City.

17.0 DEFAULT BY ENGINEER AND CITY'S REMEDIES

17.1 In addition to the City's right to terminate this Agreement for convenience under Section 18.0 of this Agreement, the City also reserves the right to revoke and terminate this Agreement for a default and to rescind all rights and privileges associated with this Agreement, without penalty, based on a default including, but not limited to, any of the following circumstances, each of which shall represent a default and breach of this Agreement:

a. The Engineer defaults in the performance of any material covenant or condition of this Agreement and does not cure such other default within thirty (30) calendar days after written notice from the City specifying the default complained of, unless, however, the nature of the default is such that it cannot, in the exercise of reasonable diligence, be remedied within thirty (30) calendar days, in which case the Engineer shall have such time as is reasonably necessary to remedy the default, provided the Engineer promptly takes and diligently pursues such actions as are necessary therefore; or

b. The Engineer is adjudicated bankrupt or makes any assignment for the benefit of creditors or the Engineer becomes insolvent, or is unable or unwilling to pay its debts; or

c. The Engineer has acted grossly negligent, as defined by general and applicable law, in performing the Services hereunder; or

d. The Engineer has committed any act of fraud upon the City; or

e. The Engineer has made a material misrepresentation of fact to the City while performing its obligations under this Agreement.

f. The Engineer has assigned this Agreement or any Task Order without the City's prior written consent.

17.2 Notwithstanding the aforementioned, in the event of a default by the Engineer, the City shall have the right to exercise any other remedy the City may have by operation of law, without limitation, and without any further demand or notice.

17.3 In the event of such termination upon default and breach of this Agreement, any completed services performed by the Engineer under this Agreement shall, at the option of the City, become the City's property and the Engineer shall be entitled to receive equitable compensation for any work completed to the satisfaction of the City. The Engineer, however, shall not be relieved of liability to the City for damages sustained by the City by reason of any breach of the Agreement, and the City may withhold any payments to the Engineer for the purpose of setoff until such time as the amount of damages due to the City from the Engineer can be determined.

18.0 TERMINATION

18.1 Notwithstanding any other provision of this Agreement, the City may, upon written notice to the Engineer, terminate this Agreement, without penalty, if: (a) the Engineer is in default pursuant to Section 17.0 Default; (b) the Engineer makes a general assignment for the benefit of its creditors; (c) the Engineer fails to comply with any condition or provision of this Agreement; or (d) the Engineer is experiencing a labor dispute which threatens to have a substantial, adverse impact upon performance of this Agreement without prejudice to any other right or remedy the City may have under this Agreement. In addition, either party may terminate for convenience with no penalty at any time upon thirty (30) days advance written notice. In the event of such termination, the City shall be liable only for the payment of all unpaid charges, determined in accordance with the provisions of this Agreement, for Work properly performed prior to the effective date of termination.

18.2 In addition, either party may terminate for convenience without penalty at any time upon thirty (30) days advance written notice.

18.3 In the event of termination, Cityshall be liable only for the payment of all unpaid charges, determined in accordance with the provisions of this Agreement, for Work properly performed prior to the effective date of termination.

19.0 FORCE MAJEURE

19.1 Any delay or failure of either party in the performance of its required obligations hereunder shall be excused if and to the extent caused by acts of God; fire; flood; windstorm; explosion; riot; war; sabotage; strikes (with the exception of Engineer's labor force); extraordinary breakdown of or damage to the City's affiliates' generating plants, their equipment or facilities; court injunction or order; federal and/or state law or regulation; order by any regulatory agency; or cause or causes beyond the reasonable control of the party affected; provided that prompt notice of such delay is given by such party to the other and each of the parties hereunto shall be diligent in attempting to remove such cause or causes. If any circumstance of Force Majeure remains in effect for sixty days, either party may terminate this Agreement.

20.0 GOVERNING LAW & VENUE

20.1 This Agreement is made and shall be interpreted, construed, governed, and enforced in accordance with the laws of the State of Florida. Venue for any state action or litigation shall be Brevard County, Florida. Venue for any federal action or litigation shall be Orlando, Florida.

21.0 HEADINGS

21.1 Paragraph headings are for the convenience of the parties only and are not to be construed as part of this Agreement.

22.0 SEVERABILITY

22.1 In the event any portion or part of thereof this Agreement is deemed invalid, against public policy, void, or otherwise unenforceable by a court of law, the parties shall negotiate an equitable adjustment in the affected provision of this Agreement. The validity and enforceability of the remaining parts of this Agreement shall otherwise by fully enforceable.

23.0 WAIVER AND ELECTION OF REMEDIES

23.1 Waiver by either party of any terms, or provision of this Agreement shall not be considered a waiver of that term, condition, or provision in the future.

23.2 No waiver, consent, or modification of any of the provisions of this Agreement shall be binding unless in writing and signed by a duly authorized representative of each party hereto.

24.0 THIRD PARTY RIGHTS

24.1 Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Engineer.

25.0 PROHIBITION AGAINST CONTINGENT FEES

25.1 The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, the City shall have the right to terminate the agreement without liability and, at its discretion, to deduct from the contract price, or otherwise recover, the full amount of such fee, commission, percentage, gift, or consideration.

26.0 ENTIRE AGREEMENT

26.1 This Agreement, including any Task Orders and Schedules, Attachments, Appendices and Exhibits attached hereto, constitute the entire agreement between the City and the Engineer with respect to the Services specified and all previous representations relative thereto, either written or oral, are hereby annulled and superseded.

27.0 NO JOINT VENTURE

27.1 Nothing herein shall be deemed to create a joint venture or principal–agent relationship between the parties, and neither party is authorized to, nor shall either party act toward third persons or the public in any manner which would indicate any such relationship with the other.

28.0 ATTORNEY'S FEES

28.1 Should any litigation arise concerning this Agreement between the parties, the parties agree to bear their own costs and attorney's fees, whether at settlement, trial or on appeal.

29.0 COUNTERPARTS

29.1 This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be considered an original agreement; but such counterparts shall together constitute but one and the same instrument.

30.0 DRAFTING

30.1 The City and the Engineer each represent that they have both shared equally in drafting this Agreement and no party shall be favored or disfavored regarding the interpretation of this Agreement in the event of a dispute between the parties.

31.0 NOTICE

31.1 Any notices required to be given by the terms of this Agreement shall be delivered by hand or mailed, postage prepaid to:

For Engineer:

Jacobs Engineering Group Inc.
200 South Orange Avenue
Suite 900
Orlando, FL 32801
Attention: Mr. Didier Menard
Work: (407) 903-5252
Fax: (407) 903-5150

For City:
City of Cocoa
Attention: City Manager
65 Stone Street
Cocoa, FL 32922
(321) 433-8688 Phone
(321) 433-8698 Fax

31.2 Either party may change the notice address by providing the other party written notice of the change.

31.3 Any Notice given as provided herein shall be deemed received as follows: if delivered by personal service, on the date so delivered; if delivered to an overnight courier service, on the business day immediately following delivery to such service; and if mailed, on the third business day after mailing.

32.0 SOVEREIGN IMMUNITY

32.1 The City intends to avail itself of the benefits of Section 768.28, Florida Statutes and any other statutes and common law governing sovereign immunity to the fullest extent possible. Neither this provision nor any other provision of this Agreement shall be construed as a waiver of the City's right to sovereign immunity under Section 768.28, Florida Statutes, or other limitations imposed on the City's potential liability under state or federal law. Engineer agrees that City shall not be liable under this Agreement for punitive damages or interest for the period before judgment. Further, City shall not be liable for any claim or judgment, or portion thereof, to any one person for over two hundred thousand dollars ($200,000.00), or any claim or judgment, or portion thereof, which, when totaled with all other claims or judgments paid by the State or its agencies and subdivisions arising out of the same incident or occurrence, exceeds three hundred thousand dollars ($300,000.00). Nothing in this Agreement is intended to inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law. This paragraph shall survive termination of this Agreement.

33.0 CORPORATE REPRESENTATIONS BY ENGINEER

33.1 The Engineer hereby represents and warrants to the City the following:

a. The Engineer is duly registered and licensed to do business in the State of Florida and is in good standing under the laws of Florida, and is duly qualified and authorized to carry on the functions and operations set forth in this Agreement.

b. The undersigned representative of the Engineer has the power, authority, and legal right to execute and deliver this Agreement on behalf of the Engineer.

34.0 INDEMNIFICATION AND LIMITATION OF LIABILITY

34.1 The Engineer shall indemnify and hold harmless the City, its officers, employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Engineer and other persons employed or utilized by the Engineer in the performance of this Agreement, including any Task Order.

The Engineer specifically assumes potential liability for actions brought by the Engineer's own employees against the City and, solely for the purpose of this indemnification, the Engineer specifically waives its entitlement, if any, to immunity under Section 440.11, Florida Statutes. This waiver has been specifically and mutually negotiated by the parties.

The indemnity provisions set forth in this Section shall survive termination of this Agreement.

34.2 For other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Engineer expresses its willingness to enter into this Agreement with the knowledge that the Engineer's recovery from the City to any action or claim arising from the Agreement is limited to a maximum amount of the sum of any Agreement amount that is owed by the City for services actually performed by the Engineer to the City's complete satisfaction, and in no case shall exceed the amount provided in article 32.1 herein. Nothing contained in this paragraph or elsewhere in this Agreement is in any way intended either to be a waiver of the limitation placed upon the City's liability as set forth in Section 768.28 Florida Statutes, or to extend the City's liability beyond the limits established in said Section 768.28 Florida Statutes; and no claim or award against the City shall include attorney's fees, investigative costs, expert fees, suit costs or pre-judgment interest.

34.3 PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE ENGINEER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR ECONOMIC DAMAGES RESULTING FROM NEGLIGENCE UNDER THIS AGREEMENT IF THE CONDITIONS OF SECTION 558.0035 ARE SATISFIED.

34.4 Notwithstanding any other provision of this Agreement, neither party shall have liability to the other for contingent, consequential, or other indirect damages including, without limitation, damages for loss of use, revenue or profit; operating costs and facility downtime, however the same may be caused. The limitations and exclusions of liability set forth in this Article shall apply regardless of the fault, breach of contract, tort (including negligence), strict liability or otherwise of either party, their respective employees, or subconsultants.

35.0 ENGINEER'S PERSONNEL AT CONSTRUCTION SITE

35.1 The presence or duties of the Engineer's personnel at a construction site, whether as onsite representatives or otherwise, do not make the Engineer or the Engineer's personnel in any way responsible for those duties that belong to the City and/or the construction contractors or other entities, and do not relieve the construction contractors or any other entity of their

obligations, duties and responsibilities including, but not limited to, all construction methods, means, techniques, sequences and procedures necessary for coordinating and completing all portions of the construction work in accordance with the applicable construction contract documents and any health or safety precautions required by such construction work. The Engineer and the Engineer's personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions and have no duty for inspecting, noting, observing, correcting or reporting on health or safety deficiencies of the construction contractor(s) or other entity or any other persons at the site except the Engineer's own personnel.

35.2 The presence of the Engineer's personnel at a construction site is for the purpose of providing to the City a greater degree of confidence that the completed work will conform generally to the applicable contract documents and that the integrity of the design concept as reflected in the contract documents has been implemented and preserved by the construction contractor(s). The Engineer neither guarantees the performance of the construction contractor(s) nor assumes responsibility for construction contractor's failure to perform work in accordance with the contract documents or for the safety of persons and property during construction which shall remain the sole responsibility of the construction contractor. Engineer will not bear any responsibility or liability for construction contractor's defects or deficiencies or for the failure to so detect. For this Agreement only, construction sites include places of manufacture for materials incorporated into the construction work, and construction contractors include manufacturers of materials incorporated into the construction work.

36.0 RECORD DRAWINGS

36.1 Record drawings, if required, will be prepared, in part, on the basis of information compiled and furnished by others, and may not always represent the exact location, type of various components, or exact manner in which the project was finally constructed. The Engineer is not responsible for any errors or omissions in the information from others that is incorporated into the record drawings.

37.0 ADDITIONAL ASSURANCES

37.1 The Engineer for itself and its Sub-consultants, if any, certifies that:

a. No principal (which includes officers, directors, or executive) or individual holding a professional license and performing work under this Agreement is presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in any architecture, landscape architecture, engineering, or surveying activity by any Federal, State, or local governmental commission, department, corporation, subdivision or agency;

b. No principal (which includes officers, directors or executive) or individual holding a professional license and performing work under this Agreement, employee or agent has employed or otherwise provided compensation to, any employee or officer of the City; and;

c. No principal (which includes officers, directors or executive) or individual holding a professional license and performing work under this Agreement, employee or agent has willfully offered an employee or officer of the City any pecuniary or other benefit with the intent to influence the employee or officer's official action or judgment.

d. The undersigned is authorized to execute this Agreement on behalf of the Engineer and said signature shall bind the Engineer to this Agreement. No further action is required by the Engineer to enter into this Agreement other than the Engineer's undersigned representative's execution of the Agreement.

IN WITNESS WHEREOF, the parties hereto caused this Agreement to be executed by their duly authorized representatives as of the date first written above.

CITY:

CITY OF COCOA

John Titkanich, Jr. , City Manager

ATTEST:

Carie Shealy, City Clerk

ENGINEER:

Jacobs Engineering, Inc. **(Firm name)**

_____, Title
Francois D. Menard, P.E., Vice President

EXHIBIT A
HOURLY RATE SCHEDULE

EXHIBIT "A"
Jacobs Engineering Group Rate Schedule

Classification	Description	Rate
Engineer 9	Principal	$235
Engineer 8	Senior Reviewer/Consultant	$235
Engineer 7	Senior Project Manager	$235
Engineer 6	Senior Professional Engineer/Scientist/Consultant	$218
Engineer 5	Mid-Level Professional Engineer/Scientist/Consultant/Project Manager	$199
Engineer 4	Professional Engineer/Scientist/Consultant/Project Manager	$169
Engineer 3	Junior Professional Engineer/Scientist/Consultant	$142
Engineer 2	Project Engineer/Scientist/Consultant	$120
Engineer 1	Junior Project Engineer/Scientist/Consultant	$110
Engineer 0	Engineering Intern	$95
Technician 5	Senior Construction Manager/Senior Designer	$169
Technician 4	Construction Manager/Senior Technician	$142
Technician 3	Senior Construction Inspector	$120
Technician 2	Construction Inspector/Technician	$110
Technician 1	Junior Construction Inspector/Junior Technician	$85
Technician Aide	Technical Aide	$80
Office	Office/Project Administration	$85

Notes:

1. Billing rates for the City of Cocoa are designated for the length of this Agreement from February 2020 through January 2023.

2. These rates do not include other direct expense cost. Reimbursable other direct expenses shall be billed in accordance with the terms of the contract.

3. Billing rate schedule is for time basis work order and the City will be billed based on actual hours by category designated for an individual employee.

4. Jacobs reserves the right to request rate modifications for any future extensions to this agreement. Rate modifications must be established and agreed upon by both parties.

5. All copies, reproduction, subconsultant work, materials or equipment purchased or other direct costs shall be pass-thru cost without any mark-up.

6. Travel is reimbursable at the IRS rate for employees and specialists outside the Orlando office only.

Purchasing
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8833

EMAIL: purchasing@cocoafl.org

CITY OF COCOA
AMENDMENT TO CONTINUING SERVICES AGREEMENT
1st AMENDMENT
JACOBS ENGINEERING GROUP INC.

This FIRST Amendment to the Continuing Services Agreement entered on February 5, 2020 for engineering, design and permitting services is made between the City of Cocoa and Jacobs Engineering Group Inc.

The Parties desire to amend the Agreement as follows:

A. The Term is extended through February 4, 2025, as allowable under Section 1.1 of the Agreement for an additional two (2) years, which is the first of two renewal options available.

B. This Amendment increases the cost limitation in Section 2.5 of the Agreement to $4 million in accordance with the amended Consultants' Competitive Negotiation Act (CCNA). Section 2.5 of the agreement states, "No task in which the Engineer is to provide professional services to the City for a project with an estimated construction cost exceeding $2 Million may be the subject of a Task Order under this Agreement." This cost limitation was based on Florida Statute, Title XIX, 287.055, the CCNA. The Florida Legislature has since amended the CCNA, increasing the cost limitation effective July 1, 2020.

All other terms, conditions, provisions, and scope of services remain unchanged. By signing below, each party indicates its approval of this First Amendment to the Continuing Services Agreement.

Jacobs Engineering Group Inc.	**CITY OF COCOA**
By: Francois Didier Menard, PE	**By:** Michael C. Blake
(Print Name)	(Print Name)
Vice President	Mayor
(Title)	(Title)
FRANCOIS MENARD 10/28/2022	12/13/2022
Signature / Date	Signature / Date

Attest: _____
Carie Shealy, City Clerk

CC: Carie Shealy, City Clerk
Brian Dale, Purchasing / Contracts Division Manager
Jack Walsh, Director, Utilities

Purchasing
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8833

EMAIL: purchasing@cocoafl.org

CITY OF COCOA
AMENDMENT TO CONTINUING SERVICES AGREEMENT
2nd AMENDMENT
JACOBS ENGINEERING GROUP INC.

This SECOND Amendment to the Continuing Services Agreement entered on February 5, 2020, for engineering, design and permitting services is made between the City of Cocoa and Jacobs Engineering Group Inc.

The Parties desire to amend the Agreement as follows:

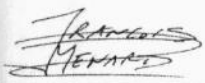
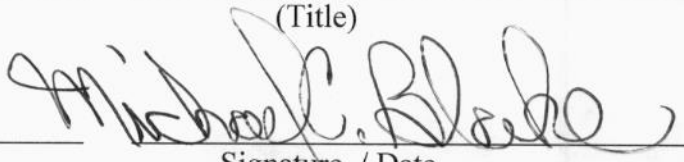
A. The Term is extended through February 4, 2027, as allowable under Section 1.1 of the Agreement for an additional two (2) years, which is the second of two renewal options available.

B. This Amendment increases the cost limitation in Section 2.5 of the Agreement in accordance with the newly amended Consultants' Competitive Negotiation Act (CCNA). The contractual cost limitations are based on Florida Statutes § 287.055, the CCNA. The Florida Legislature has recently amended the CCNA, increasing the cost limitation effective July 1, 2024. Under the newly amended CCNA, the maximum cost for each individual project procured pursuant to the CCNA has risen to $7.5 Million, plus an annual increase based on the Consumer Price Index (CPI). Accordingly, Section 2.5 of the Agreement is stricken in its entirety and replaced with the following:

> No task in which the Engineer is to provide professional services to the City for a project with an estimated construction cost exceeding the thresholds outlined in the Consultants' Competitive Negotiation Act, Florida Statutes § 287.055, ("CCNA"), may be the subject of a Task Order under this Agreement.

All other terms, conditions, provisions, and scope of services remain unchanged. By signing below, each party indicates its approval of this Second Amendment to the Continuing Services Agreement.

Jacobs Engineering Group Inc.	**CITY OF COCOA**
By: Francois Didier Menard, PE	**By:** Michael C. Blake
(Print Name)	(Print Name)

Vice President	Mayor
(Title)	(Title)
 07/23/2024	
Signature / Date	Signature / Date

Attest: 
Monica Arsenault, City Clerk

CC: Monica Arsenault, City Clerk
Brian Dale, Purchasing Manager
Jack Walsh, Director, Utilities

CITY COUNCIL AGENDA ITEM

Memo Date:	April 3, 2026
Agenda Date:	April 14, 2026
File ID:	2026-247
Prepared By:	Joshua Frary
Through:	John Walsh, Utilities Director
Requested Action:	Approve Task Order No. 2026-67 to Jacobs Engineering Inc. for Services During Construction for the Dyal Water Treatment Plant Carbon Dioxide System Replacement (Project WS23BR) under Continuing Services Agreement RFQ-20-03-COC, with a total amount not to exceed $383,082.

BACKGROUND:

The City uses carbon dioxide in the groundwater treatment process to lower the pH after the lime softening process. Gaseous carbon dioxide is bubbling into the groundwater through diffusers in the re-carbonation basins. Re-carbonation after lime softening is critical to stop the lime softening process and optimize the pH for filter operations. This system was constructed over a period of time with some portions original to the plant and some portions installed in the 1990s and the entirety of the equipment has reached its projected useful life and requires replacement.

The City previously engaged Jacobs Engineering Group, Inc**.** for engineering design services for the Dyal Water Treatment Plant Carbon Dioxide System Replacement. On September 12, 2023, the City Council approved Task Order 2023-33, authorizing Jacobs to design and develop the construction plans and technical specifications for the scope of the project.

With the design phase successfully completed, the project is now transitioning into the construction phase. As the Engineer of Record,
Jacobs possesses the specific technical knowledge required to ensure the construction contractor adheres strictly to the design intent and environmental standards. Consequently, Task Order 2026-67 has been negotiated in the amount of $383,082 under the City's Continuing Engineering Services Agreement (RFQ-20-03-COC) to provide "Services During Construction" (SDC). These services include essential oversight such as submittal reviews, technical Request for Information (RFI) processing, final certification and rehabilitation work, and SCADA system transition.

Utilizing the original design firm for construction-phase services provides the City with single-point accountability and ensures that this critical infrastructure asset is replaced to the highest standard. Staff recommends approval of this Task Order 2026-67.

PRIORITY AREA CONNECTION:

Investment in Public Infrastructure

BUDGETARY IMPACT:
Budgeted? Yes
If not budgeted, is amendment / transfer attached?

Source/Use of Funds

Account Number	Amount
424-4055-536.63-00	$383,082

If a P.O. Change Order is involved, please complete the following:
Change Order Amount: $
Original Purchase Order Amount: $

For this Agenda Item note Prior Change Order Information:
Total Number of change orders to date:
Total amount in change orders to date: $

PREVIOUS ACTION:
September 12th, 2023 – Approved Task Order 2023-33 with Jacobs Engineering Group, Inc. for engineering design services for the Dyal Water Treatment Plant Carbon Dioxide System Replacement.

RECOMMENDED MOTION:
Approve Task Order No. 2026-67 to Jacobs Engineering Inc. for Services During Construction for the Dyal Water Treatment Plant Carbon Dioxide System Replacement (Project WS23BR) under Continuing Services Agreement RFQ-20-03-COC, with a total amount not to exceed $383,082.

City of Cocoa

Task Order 2026-67

Carbon Dioxide System Replacement - Services During Construction

Objective and Background

Under this Task Order, Jacobs Engineering Group Inc. (Jacobs) will provide engineering services for construction of the Carbon Dioxide System Replacement project. Engineering services for design, permitting, and bidding of this project were provided under Task Order 2023-33. Services proposed by Jacobs in this Task Order will be performed in accordance with the contract terms of the Agreement for Continuing Engineering Services for Water System awarded by the City of Cocoa (City) on February 5, 2020 and second Amendment on July 23, 2024.

Scope of Work

Task 1 – Services During Construction

Jacobs will provide engineering services to support the City during the construction phase of the Carbon Dioxide System Replacement project as described in the subtasks below. Level of effort estimates for this task assume a 14-month construction project (including pre-construction activities) and 25 weeks of onsite construction activities.

Task 1.1 – Construction Inspection and Coordination Support Services

Jacobs will perform field observations to review the progress and quality of the work for the purposes of determining general conformance to the design requirements of the construction contract and regulatory permits. Jacobs will provide the City with site visit reports that will include a written report and photographs of observed progress. Jacobs will maintain and log regular communications with the Contractor during the construction. Jacobs will not communicate directly with the Contractor's subcontractors.

Jacobs will provide onsite construction observation services for one day per week for the duration of the construction activities, which is assumed to be 25 weeks. Jacobs's observations shall not relieve the Contractor from the responsibility for performing the work in accordance with the contract for construction, and Jacobs shall not assume liability in any respect for the construction of the project. Jacobs shall not be responsible for the health or safety precautions of the Contractor or any other persons at the site except Jacobs's own personnel.

Jacobs will lead the project preconstruction meeting and construction progress meetings and will prepare meeting agendas and summaries for each meeting. It is assumed there will be progress meetings once per month prior to onsite construction activities, and once every two

weeks during active onsite construction activities. It is assumed there will be a total of 29, one-hour meetings for the duration of the contract.

Jacobs will review the contractor's applications for payment and compare them with the actual progress of work. Jacobs will review Contractor's progress schedule and progress photos with each application for payment. It is assumed there will be 12 applications for payment.

Task 1.1 Deliverables

- Construction site visit reports
- Preconstruction meeting agenda and summary
- Construction progress meeting agendas and summaries

Task 1.2 – Submittal Review

Jacobs will review and provide responses to the Contractor's submittals for general conformance with the design documents and general compliance with the requirements of the contract for construction. Jacobs will log and track all submittals. It is assumed there will be 50 submittals and 50 resubmittals for a total of 100 submittal reviews.

Task 1.2 Deliverables

- Submittal review responses

Task 1.3 – Contractor Clarifications and Changes

When requested, Jacobs will review the Contractor's Requests for Information (RFIs) or clarification of the contract for construction. Jacobs will coordinate such review with the City and issue responses to the request. It is assumed there will be no more than 20 responses to RFIs by Jacobs.

When requested, Jacobs will review Contractor-requested changes to the contract for construction. Jacobs will make recommendations to the City regarding the technical acceptability of the Contractor's request. It is assumed there will be no more than 3 Contractor-requested changes to the contract.

Jacobs will maintain a RFI and Change Order log for the project.

Task 1.3 Deliverables

- Responses to RFI's from the contractor, if any
- Responses to contractor requested changes, if any

Task 1.4 – Project Closeout and Record Drawings

Jacobs will attend a substantial completion walkthrough and final completion walkthrough with the contractor and the City. Jacobs will prepare a punch list of items requiring completion or correction for the contractor based on the substantial completion walkthrough. Jacobs will review punch list items for completion or correction at the final completion walkthrough and will make recommendations to the City regarding acceptance of the work.

Jacobs will revise the design drawings to reflect available record information provided by the contractor in the form of drawing markups. Jacobs will prepare and submit record drawings to the City.

Jacobs will submit final project documentation to the City including the submittals, RFIs and associated logs.

Task 1.4 Deliverables

- Punchlist and Final approval
- Submittal and RFI Log
- Record drawings.
- Approved shop drawings and all RFIs

Task 2 – Permitting Support

Jacobs will support the Contractor in obtaining the Orange County Building Department permit, by supplying conformed documents and answering a maximum of three RFIs from the building department. If necessary, drawing revisions will be made to address Building Department review comments.

At the completion of the project, Jacobs will coordinate the FDEP permit closeout and prepare the required certifications. This includes collecting and reviewing the necessary documentation to prepare Form 62-555.900, as well as completing any other requirements described in the FDEP construction permit (Permit Number 0124889-1197-WC). To allow partial start-up and calibrating of the equipment, Jacobs will submit for a partial clearance prior to final clearance. After the project is 100% complete and fully operational, Jacobs will prepare the final certification and clearance and submit to FDEP.

Task 2 Deliverables

Partial permit clearance application.

Final permit clearance application and complete for 62-555.900.

Task 3 – SCADA Integration and Programming

Jacobs will provide the design of the controls for the CO2 System Replacement project, as the Automation Solution Provided (ASP). As a subcontractor to the Contractor, the Process Instrumentation and Control Subsystem (PICS) Supplier is responsible for the hardware and communication protocols connecting the new control panels to the plant SCADA and to all of the components noted in the construction contract. Jacobs will coordinate with the City and the PICS Supplier to develop the project control narratives, startup sequence, PLC code and Human Machine Interface (HMI) screens. The data will be packed and arranged in accordance with 40 90 01 Control System Configuration Standards.

This scope of work includes configuration of PLCs, HMI, Historian, PLC process logic configuration, HMI graphic linking and object animation, alarm configuration, trend configuration, HMI/PLC driver configuration, system testing, training, and commissioning of a complete system for the unit process areas as defined in this scope. The proposed services are described in detail in the following subtask descriptions.

The supplier brands are assumed to be Siemens 1500 series for PLCs, as specified in Section 40 90 00 of the bid documents, and AVEVA Wonderware version 2023R2 for the HMI and Historian software to match the City's existing hardware and software.

Task 3.1 – SCADA Engineering

Jacobs will refine and further develop some components of the engineering design including the PLC Input/Output (I/O) list, the control strategy narratives, and the IP address list as described below. Jacobs will coordinate a meeting with the City to review and finalize these items. A meeting agenda and summary will be provided to the City.

PLC I/O List

The instrumentation drawings provide documentation of linking data between PLC, field devices, and HMI. The ASP will develop the PLC I/O list based upon the instrumentation drawings and information provided as part of the panel drawings. An initial I/O list was developed under the hardware design project as a starting point. This task will continue the development and refinement of the PLC I/O list to include additional detail required for programming. Refinement of the I/O list includes validating the I/O list against actual PLC configuration to verify rack/slot/point basic configuration matches, verification against available wiring diagrams to identify I/O location discrepancies, and verification against available P&IDs to add design equipment tag identifiers.

Control Strategy Narratives

The software development team will use the control strategies developed during the design phase of work as the basis for software configuration. Additional detail will be developed as required for programming. One meeting will be held with the City to review the control strategy prior to beginning software configuration.

IP Address List

Refine the IP Address list to include software related changes. IP address list will be specific to only IP addresses required for this project.

Task 3.1 Deliverables:

- Updated PLC I/O list
- Updated control narrative
- Updated IP address list

Task 3.2 – Application Software Development

Jacobs will provide programming and configuration services as described below. The City will provide Jacobs a PLC processor for use in PLC programming prior to the start of code development. Existing City SCADA standards for PLC/HMI/Historian/tag standards will be used as the basis for software development.

PLC Programming

PLC programming scope includes the automation for all plant processes as defined in the control narratives. PLC logic and sequencing will be configured based on the latest version of the control system narrative document and the latest version of the I/O list at the time this contract is issued.

ASP will:

- Identify location (e.g. specific PLC) for control and calculation functions.
- Configure PLC-to-PLC data communication.
- Configure PLC – HMI data communications.
- Define PLC programming formats and configuration blocks.
- Assign objects to physical devices.
- Configure PLC alarm management.
- Configure PLC analog scaling.
- Configure automation logic based on control narratives.
- Define sequential logic and analog control requirements for special control strategies executed in the PLC.
- Define and configure virtual points required for HMI monitoring and control functions.
- Generate object and PLC programs for each PLC.
- Develop the PLC functional software requirements and define analog control loop tuning parameters.

- Configure PLC totalization calculations for current day and previous day totals for data that is typically used in reporting.
- Document programs.
- Spare or future equipment will not be configured.

HMI Programming

HMI programming will be performed based on the approved draft graphics, control narratives, and I/O list. HMI graphics and control faceplates will include, editing current CO2 System HMI graphic to reflect changes from the control narratives and support all new objects created by PLC programming. Additional control faceplates will be programmed to support new controls.

Jacobs will develop draft graphics for City review and approval. The draft graphics will be updated based on City provided comments and the design concept will be frozen. The final graphics will be linked to the appropriate objects in the PLCs. Specific information that is required to support the auto controls (sequences, setpoints, lead/lag selections) will be added. The following tasks will be completed:

- Develop draft and final graphics.
- Configure graphic animation and database.
- Link equipment displays to appropriate popups.
- Develop new graphics to support automation controls and sequences.
- Configure additional alarm parameters to support modifications.

Historical Data Configuration

Historical data consists of data that is required for trending of analog values to analyze process performance and selected critical digital data. Jacobs will configure the new HMI objects to historize as defined in the HMI standards.

Hach WIMS Configuration

Jacobs will modify existing WIMS reports for CO2 System data. No new reports will be developed.

Task 3.2 Deliverables:

- Annotated and documented PLC logic files
- Draft HMI Screenshots for review.

Task 3.3 – Testing and Field Services

Control system application software testing will consist of In-House software testing, field Operational Readiness Testing Part 2 (ORT2), and field Performance Acceptance Testing.

Prior to testing, Jacobs will develop and submit to the City of Cocoa a test plan. City of Cocoa will have two weeks to review the test plan. Upon receipt of the comments from the test plan, Jacobs will revise the test plan to incorporate appropriate comments.

In House Application Software and HMI Layer Testing

In-House Software testing will be performed by Jacobs throughout the development of the application software at Jacobs's office. This testing will confirm control system algorithms based upon narrative requirements and the I/O list. The testing will demonstrate the interaction of control strategies with graphic displays, as well as simulate calculated points and I/O points to verify that the database is properly configured. Alarm points will be verified for proper message, priority, and trigger value.

One In-House application software test will be performed prior to loading software in the field. The purpose of the test is to demonstrate that the control system application software is complete and ready for installation at the plant site. City staff will witness the In-House software testing and provide comments for any software deficiencies and correction by Jacobs. The criteria for acceptance of control system strategies is based upon the previously agreed upon control system narrative criteria and I/O documents. All items found deficient will be corrected and re-tested by ASP.

To aid in the in-house application software testing, a simulation program file will be developed to provide appropriate limit switch feedback, equipment run status feedback, and appropriate analog data entry values.

HMI Layer hardware will be connected similar to the field design to allow the development system equipment to function similar to the field installation. Testing includes verification of communication between devices, configuration of each device, and proper verification of system level function.

Field Testing

The field services under this task cover Operational Readiness Testing (ORT) and Field Performance Acceptance Testing (PAT). The ORT consists of two phases:

- ORT1 – Prior to loading software at the plant site, PICS Supplier will complete the following tests witnessed by ASP or City: calibration of new instruments (only new instruments included in the Construction Contract), installation of all PLCs/HMI and remote I/O, communication verification of all PLCs/HMI and remote I/O, I/O checkout

(including verification of instrument scaling) from the field device to the PLC, and local field testing of all equipment in the local manual mode. ASP has no scope for ORT1.

- ORT2/PAT – The purpose of this testing is to confirm that the control system including application software is ready for operation in local mode with remote monitoring and in remote manual mode from the HMI system. ORT1 will be completed by PICS Supplier prior to start of ORT2. In a combined effort with the startup team, ASP will verify that the I/O assignment is correct by performing an I/O checkout from the field device, to PLC, and to HMI displays. Verify analog scaling is correct, all modes of local and remote manual operation function correctly and verify the passing of data between all PLCs and HMI. During this testing, each part of the control system will be operated with live process (where appropriate and practical) to verify correct functionality. City will be required to sign-off each test completed or waive the City's witness requirement. Any items identified as ASP deficient will be corrected, re-tested, and verified. ASP will also perform a witnessed PAT at the plant site with City to verify remote automatic control functions work satisfactory. Testing for the remote automatic control functions will be based upon the current approved control system narrative document and I/O list. Each unit process area will be tested on a loop-by-loop basis to verify correct remote automatic functions. This test is similar to the remote auto testing that was performed in the in-house software test but is based on the field inputs and outputs and not simulation.

City and the startup team will witness the PAT or waive City witness test requirement. Any items identified as deficient when compared to the agreed upon narrative will be corrected, re-tested, and verified. Completion of the PAT provides acknowledgement that application programming is complete and satisfies the requirements of the narrative for the scope of work.

During the development and commissioning of the PLC and HMI code, modifications will be made as needed to documentation. ASP will provide one final update to relevant documentation at the completion of the PAT testing.

Task 3.3 Deliverables:

- In-House Factory Test Completion Form
- ORT2 Test completion documentation
- Witnessed or waived PAT acceptance test results with final signoff
- Updated control system narratives
- Final HMI screenshots, PLC code, PLC I/O list

Assumptions

1. The City will contract directly with the Contractor and will be actively involved in the construction process to make decisions, provide approvals, perform construction observation, review payment applications, and perform other actions necessary for the completion of the construction.
2. The City will assign a project manager who will be the Jacobs' s main point of contact and will respond within ten business days of the date of each submittal. The City' s project manager will also provide continuous coordination between the different City' s departments (Operations, Management, Engineering, etc.).
3. The City will inform Jacobs' s staff of any safety rules, personal protective equipment, safety precautions, restricted areas, hazardous chemicals, and emergency procedures (e. g., alarms, assembly areas, etc.) prior to the site visits.
4. The presence or duties of Jacobs' personnel at a construction site, whether as onsite representatives or otherwise, do not make Jacobs or Jacobs' personnel in any way responsible for those duties that belong to the City and/ or the construction contractors or other entities, and do not relieve the construction contractors or any other entity of their obligations, duties, and responsibilities, including, but not limited to, all construction methods, means, techniques, sequences, and procedures necessary for coordinating and completing all portions of the construction work in accordance with the construction Contract Documents and any health or safety precautions required by such construction work.
5. Jacobs is not responsible for payment of any permit fees. All permit fees will be paid by the City or Contractor.
6. No materials testing or subconsultant services are provided in this Task Order.
7. Jacobs will reasonably rely upon the accuracy and completeness of the information and data provided by the City or other third parties without independent verification.
8. Record drawings will be prepared, in part, on the basis of information compiled and furnished by others, and may not always represent the exact location, type of various components, or exact manner in which the project was finally constructed. Jacobs is not responsible for any errors or omissions in the information from others that is incorporated into the record drawings
9. All deliverables will be provided as electronic files in .pdf format.
10. Jacobs consultation, review, configuration, or study (as applicable) of City’s software, hardware products or systems (collectively “City’s System”) in no way makes Jacobs responsible for the performance, operation or security of the City’s System. Jacobs makes no warranty, whether expressed or implied, as to the viability or performance of City’s System. Additionally, Jacobs cannot and does not provide any representation, warranty or guarantee

that its services will ensure City's System will not be vulnerable, susceptible or open to outside infiltration, exploitation, hacking or breach from third parties, outside entities or sources. City is solely responsible for the security of City's System and Jacobs services do not in any way relieve City of any responsibility for the protection, firewalling, and/or overall security of City's System. Jacobs shall have no responsibility or liability for the security of the City's System and City shall indemnify and hold Jacobs harmless for any claims, liability, actions, damages, expenses, and/or costs of any kind associated with any actual or alleged infiltration, data loss, data corruption, exploitation, hacking or breach of City's System at any time regardless of the source or cause thereof.

11. The existing HMI screens for the Banana River Booster Station will be used as the basis for developing updated HMI screens.
12. City will provide a PLC processor to Jacobs prior to the start of PLC code development.
13. It is the responsibility of the City to verify proper function and calibration of all existing equipment and existing wiring that is being re-used.
14. Process descriptions and functionality will be defined during the review meeting under Task 3.1 and documented in the control narratives. Once processes are defined, documented and agreed upon, any changes to the process will be an out-of-scope change per the provided level of effort estimate. Development and programming of those parts of the PLC software functionality and HMI defined in the control narratives will only commence when the control narratives are approved by the City. HMI screen development and programming will only commence when the draft HMI screens are approved by the City.
15. The base software version levels of SCADA and Siemens PLCs will be determined at the review meeting under Task 3.1 and frozen for the duration of the project. Updates to the base software are not included in this scope of work.
16. Network configuration services such as loading, configuring, and troubleshooting network problems on the plant-wide network are not included in this scope of services. Troubleshooting of any physical fiber/copper communication on the sub-network are not included in this scope of services.
17. SCADA training will be coordinated by the City and held at the Dyal Water Treatment Plant.

Schedule

Services during construction will commence after the City has issued Notice to Proceed to the selected Contractor and Jacobs and will last the duration of the construction process which is anticipated to be 14 months. Record drawings will be submitted to the City within 4 weeks of receipt of properly documented drawing markups from the Contractor.

Compensation

Compensation for the services authorized under this task order will be provided using the time and materials basis method with budgets between the tasks and expenses being interchangeable as needed. Costs are summarized below by task.

Task	Hours	Fee
Task 1 – Services During Construction	1,288	$244,529
Task 2 – Permitting Services	63	$10,789
Task 3 – SCADA Integration and Programming	590	$126,764
Expenses & Subconsultants	N/A	$1,000
Totals:		$383,082

Levels of effort for tasks are estimates based on the best information available at the time of task order development. As projects scopes are better defined, actual levels of effort required and associated fees might differ and require coordination between Jacobs and the City.

Acceptance

This Task Order shall become part of the Agreement upon execution by both parties.

Approved for City of Cocoa	Accepted for Jacobs Engineering Group Inc.
By:	By: 
	Francois Didier Menard
Title:	Title: Vice President
Date:	Date: 3/19/2026

CITY COUNCIL AGENDA ITEM

Memo Date:	April 2, 2026
Agenda Date:	April 14, 2026
File ID:	2026-
Prepared By:	Josh Frary, Utility Engineer III
Through:	John Walsh, Utilities Director
Requested Action:	Approve Task Order No. 2026-67 to Jacobs Engineering Inc. for Services During Construction for the Dyal Water Treatment Plant Carbon Dioxide System Replacement (Project WS23BR) under Continuing Services Agreement RFQ-20-03-COC, with a total amount not to exceed $383,082.

BACKGROUND:

The City uses carbon dioxide in the groundwater treatment process to lower the pH after the lime softening process. Gaseous carbon dioxide is bubbling into the groundwater through diffusers in the re-carbonation basins. Re-carbonation after lime softening is critical to stop the lime softening process and optimize the pH for filter operations. This system was constructed over a period of time with some portions original to the plant and some portions installed in the 1990s and the entirety of the equipment has reached its projected useful life and requires replacement.

The City previously engaged **Jacobs Engineering Group, Inc.** for engineering design services for the Dyal Water Treatment Plant Carbon Dioxide System Replacement. On September 12, 2023, the City Council approved Task Order 2023-33, authorizing Jacobs to design and develop the construction plans and technical specifications for the scope of project.

With the design phase successfully completed, the project is now transitioning into the construction phase. As the **Engineer of Record**, Jacobs possess the specific technical knowledge required to ensure the construction contractor adheres strictly to the design intent and environtmental standards. Consequently, Task Order 2026-67 has been negotiated in the amount of $383,082 under the City's **Continuing Engineering Services Agreement (RFQ-20-03-COC)** to provide "Services During Construction" (SDC). These services include essential oversight such as submittal reviews, technical Request for Information (RFI) processing, final certification and rehabilitation work, and SCADA system transitioning.

Utilizing the original design firm for construction-phase services provides the City with single-point accountability and ensures that this critical infrastructure asset is replaced to the highest standard. Staff recommends approval of this Task Order 2026-67

PRIORITY AREA CONNECTION:

Investment in Public Infrastructure

BUDGETARY IMPACT:
Budgeted? Yes

Source/Use of Funds
Account Number 424-4055-536.63-00 Project WS23BR
Amount $383,082

PREVIOUS ACTION:

September 12th, 2023 – Approved Task Order 2023-33 with Jacobs Engineering Group, Inc. for engineering design services for the Dyal Water Treatment Plant Carbon Dioxide System Replacement.

RECOMMENDED MOTION:
Approve Task Order No. 2026-67 to Jacobs Engineering Inc. for Services During Construction for the Dyal Water Treatment Plant Carbon Dioxide System Replacement (Project WS23BR) under Continuing Services Agreement RFQ-20-03-COC, with a total amount not to exceed $383,082.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 05/28/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LIC #0437153 1-212-948-1306 Marsh Risk & Insurance Services CIRTS_Support@jacobs.com 633 W. Fifth Street Los Angeles, CA 90071 USA	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): 1-212-948-1306 E-MAIL ADDRESS:
INSURED Jacobs Engineering Group Inc. C/O Global Risk Management 555 South Flower Street, Suite 3200 Los Angeles, CA 90071 USA	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : ACE AMER INS CO — 22667 INSURER B : INDEMNITY INS CO OF NORTH AMER — 43575 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 752003073 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			HDO G48977145	07/01/25	07/01/26	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
	X CONTRACTUAL LIABILITY						MED EXP (Any one person)	$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$ 1,000,000
	X POLICY PRO-JECT LOC						GENERAL AGGREGATE	$ 1,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$ 1,000,000
								$
A	AUTOMOBILE LIABILITY			ISA H11371504	07/01/25	07/01/26	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WLR C72792919 (AOS)	07/01/25	07/01/26	X PER STATUTE OTH-ER	
A	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: N	N / A		SCF C72792920 (WI)	07/01/25	07/01/26	E.L. EACH ACCIDENT	$ 1,000,000
A	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WCU C72792932 (OH)*	07/01/25	07/01/26	E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	PROFESSIONAL LIABILITY			EON G21655065 016	07/01/25	07/01/26	PER CLAIM/PER AGG	3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

PROJECT MGR: Pamela Holcomb. CONTRACT MGR: Jeff Voorhees. RE: Program management, engineering, design and permitting services. CONTRACT END DATE: 2/5/2023. SECTOR: Public. City of Cocoa FL is added as an additional insured for general liability & auto liability as respects the negligence of the insured in the performance of insured's services to cert holder under contract for captioned work. *THE TERMS, CONDITIONS, AND LIMITS PROVIDED UNDER THIS CERTIFICATE OF INSURANCE WILL NOT EXCEED OR BROADEN IN ANY WAY THE TERMS, CONDITIONS, AND LIMITS AGREED TO UNDER THE APPLICABLE CONTRACT.*

CERTIFICATE HOLDER	CANCELLATION
City of Cocoa FL 351 Schearer Blvd. Cocoa, FL 32922 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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SUPPLEMENT TO CERTIFICATE OF INSURANCE

DATE
05/28/2025

NAME OF INSURED: **Jacobs Engineering Group Inc.**

Additional Description of Operations/Remarks from Page 1:

Additional Information:

***$2,000,000 SIR FOR STATE OF: OHIO**

SUPP (05/04)

NOTICE TO OTHERS ENDORSEMENT – SCHEDULE – EMAIL ONLY

Named Insured			Endorsement Number
Jacobs Solutions Inc.			8
Policy Symbol	Policy Number	Policy Period	Effective Date of Endorsement
HDO	G48977145	07/01/2025 TO 07/01/2026	
Issued By (Name of Insurance Company)			
ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

A. If we cancel the Policy prior to its expiration date by notice to you or the first Named Insured for any reason other than nonpayment of premium, we will endeavor, as set out below, to send written notice of cancellation, via such electronic notification as we determine, to the persons or organizations listed in the schedule that you or your representative provide or have provided to us (the "Schedule"). You or your representative must provide us with the e-mail address of such persons or organizations, and we will utilize such e-mail address that you or your representative provided to us on such Schedule.

B. The Schedule must be initially provided to us within 15 days after:

i. The beginning of the Policy period, if this endorsement is effective as of such date; or

ii. This endorsement has been added to the Policy, if this endorsement is effective after the Policy period commences.

C. The Schedule must be in an electronic format that is acceptable to us; and must be accurate.

D. Our delivery of the notification as described in Paragraph **A.** of this endorsement will be based on the most recent Schedule in our records as of the date the notice of cancellation is mailed or delivered to the first Named Insured.

E. We will endeavor to send such notice to the e-mail address corresponding to each person or organization indicated in the Schedule at least 30 days prior to the cancellation date applicable to the Policy.

F. The notice referenced in this endorsement is intended only to be a courtesy notification to the person(s) or organization(s) named in the Schedule in the event of a pending cancellation of coverage. We have no legal obligation of any kind to any such person(s) or organization(s). Our failure to provide advance notification of cancellation to the person(s) or organization(s) shown in the Schedule shall impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation of the Policy.

G. We are not responsible for verifying any information provided to us in any Schedule, nor are we responsible for any incorrect information that you or your representative provide to us. If you or your representative does not provide us with a Schedule, we have no responsibility for taking any action under this endorsement. In addition, if neither you nor your representative provides us with e-mail address information with respect to a particular person or organization, then we shall have no responsibility for taking action with regard to such person or entity under this endorsement.

H. We may arrange with your representative to send such notice in the event of any such cancellation.

I. You will cooperate with us in providing the Schedule, or in causing your representative to provide the Schedule.

J. This endorsement does not apply in the event that you cancel the Policy.

All other terms and conditions of the Policy remain unchanged.



Authorized Representative

NOTICE TO OTHERS ENDORSEMENT – SCHEDULE – EMAIL ONLY

Named Insured Jacobs Solutions Inc.			Endorsement Number 2
Policy Symbol ISA	Policy Number H11371504	Policy Period 07/01/2025 TO 07/01/2026	Effective Date of Endorsement
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

A. If we cancel the Policy prior to its expiration date by notice to you or the first Named Insured for any reason other than nonpayment of premium, we will endeavor, as set out below, to send written notice of cancellation, via such electronic notification as we determine, to the persons or organizations listed in the schedule that you or your representative provide or have provided to us (the "Schedule"). You or your representative must provide us with the e-mail address of such persons or organizations, and we will utilize such e-mail address that you or your representative provided to us on such Schedule.

B. The Schedule must be initially provided to us within 15 days after:

i. The beginning of the Policy period, if this endorsement is effective as of such date; or

ii. This endorsement has been added to the Policy, if this endorsement is effective after the Policy period commences.

C. The Schedule must be in an electronic format that is acceptable to us; and must be accurate.

D. Our delivery of the notification as described in Paragraph **A.** of this endorsement will be based on the most recent Schedule in our records as of the date the notice of cancellation is mailed or delivered to the first Named Insured.

E. We will endeavor to send such notice to the e-mail address corresponding to each person or organization indicated in the Schedule at least 30 days prior to the cancellation date applicable to the Policy.

F. The notice referenced in this endorsement is intended only to be a courtesy notification to the person(s) or organization(s) named in the Schedule in the event of a pending cancellation of coverage. We have no legal obligation of any kind to any such person(s) or organization(s). Our failure to provide advance notification of cancellation to the person(s) or organization(s) shown in the Schedule shall impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation of the Policy.

G. We are not responsible for verifying any information provided to us in any Schedule, nor are we responsible for any incorrect information that you or your representative provide to us. If you or your representative does not provide us with a Schedule, we have no responsibility for taking any action under this endorsement. In addition, if neither you nor your representative provides us with e-mail address information with respect to a particular person or organization, then we shall have no responsibility for taking action with regard to such person or entity under this endorsement.

H. We may arrange with your representative to send such notice in the event of any such cancellation.

I. You will cooperate with us in providing the Schedule, or in causing your representative to provide the Schedule.

J. This endorsement does not apply in the event that you cancel the Policy.

All other terms and conditions of the Policy remain unchanged.



Authorized Representative

Workers' Compensation and Employers' Liability Policy

Named Insured	Endorsement Number
JACOBS SOLUTIONS INC. 555 S. FLOWER STREET SUITE 3200 LOS ANGELES CA 90017	Policy Number Symbol: WLR Number: C72792919
Policy Period 07-01-2025 **TO** 07-01-2026	Effective Date of Endorsement 07-01-2025
Issued By (Name of Insurance Company) ACE AMERICAN INSURANCE COMPANY	
Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy. This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.	

NOTICE TO OTHERS ENDORSEMENT – SCHEDULE – EMAIL ONLY

A. If we cancel this Policy prior to its expiration date by notice to you or the first Named insured for any reason other than nonpayment of premium, we will endeavor, as set out below, to send written notice of cancellation, via such electronic notification as we determine, to the persons or organizations listed in the schedule that you or your representative provide or have provided to us (the "Schedule"). You or your representative must provide us with the e-mail address of such persons or organizations, and we will utilize such e-mail address that you or your representative provided to us on such Schedule.

B. The Schedule must be initially provided to us within 15 days after:

i. The beginning of the Policy period, if this endorsement is effective as of such date; or

ii. This endorsement has been added to the Policy, if this endorsement is effective after the Policy period commences.

C. The Schedule must be in an electronic format that is acceptable to us; and must be accurate.

D. Our delivery of the notification as described in Paragraph **A.** of this endorsement will be based on the most recent Schedule in our records as of the date the notice of cancellation is mailed or delivered to the first Named Insured.

E. We will endeavor to send such notice to the e-mail address corresponding to each person or organization indicated in the Schedule at least 30 days prior to the cancellation date applicable to the Policy.

F. The notice referenced in this endorsement is intended only to be a courtesy notification to the person(s) or organization(s) named in the Schedule in the event of a pending cancellation of coverage. We have no legal obligation of any kind to any such person(s) or organization(s). Our failure to provide advance notification of cancellation to the person(s) or organization(s) shown in the Schedule shall impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation of the Policy.

G. We are not responsible for verifying any information provided to us in any Schedule, nor are we responsible for any incorrect information that you or your representative provide to us. If you or your representative does not provide us with a Schedule, we have no responsibility for taking any action under this endorsement. In addition, if neither you nor your representative provides us with e-mail address information with respect to a particular person or organization, then we shall have no responsibility for taking action with regard to such person or entity under this endorsement.

H. We may arrange with your representative to send such notice in the event of any such cancellation.

I. You will cooperate with us in providing the Schedule, or in causing your representative to provide the Schedule.

J. This endorsement does not apply in the event that you cancel the Policy.

All other terms and conditions of this Policy remain unchanged.

This Endorsement is not applicable in the states of AZ, FL, ID, ME, NC, NJ, NM,TX and WI**.**



Authorized Representative

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured **Jacobs Solutions Inc.**			Endorsement Number
Policy Symbol **EON**	Policy Number **G21655065 016**	Policy Period **07/01/2025 to 07/01/2026**	Effective Date of Endorsement **07/01/2025**
Issued By (Name of Insurance Company) **ACE American Insurance Company**			

NOTICE TO OTHERS ENDORSEMENT – SCHEDULE

A. If **We** cancel or non-renew the **Policy** prior to its expiration date by notice to **You** for any reason other than nonpayment of premium, **We** will endeavor, as set out below, to send written notice of cancellation or non-renewal via such electronic or other form of notification as **We** determine, to the persons or organizations listed in the schedule that **You** or **Your** representative provide or have provided to **Us** (the **Schedule**). **You** or **Your** representative must provide **Us** with both the physical and e-mail address of such persons or organizations, and **We** will utilize such e-mail address and/or physical address that **You** or **Your** representative provided to **Us** on such **Schedule**.

B. The **Schedule** must be initially provided to **Us** within 30 days after:

   i. The beginning of the **Policy Period**, if this endorsement is effective as of such date; or

   ii. This endorsement has been added to the **Policy**, if this endorsement is effective after the **Policy Period** commences.

C. The **Schedule** must be in a format that is acceptable to **Us** and must be accurate.

D. **Our** delivery of the notification as described in Paragraph A of this endorsement will be based on the most recent **Schedule** in **Our** records as of the date the notice of cancellation or non-renewal is mailed or delivered to **You**.

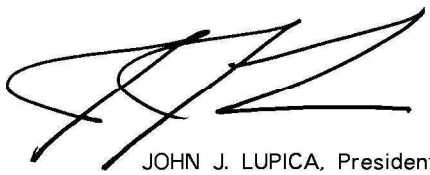
E. **We** will endeavor to send or deliver such notice to the e-mail address or physical address corresponding to each person or organization indicated in the **Schedule** at least 30 days prior to the cancellation or non-renewal date applicable to the **Policy**.

F. The notice referenced in this endorsement is intended only to be a courtesy notification to the person(s) or organization(s) named in the **Schedule** in the event of a pending cancellation or non-renewal of coverage. **We** have no legal obligation of any kind to any such person(s) or organization(s). **Our** failure to provide advance notification of cancellation or non-renewal to the person(s) or organization(s) shown in the **Schedule** shall impose no obligation or liability of any kind upon **Us**, **Our** agents or representatives, will not extend any **Policy** cancellation or non-renewal date and will not negate any cancellation or non-renewal of the **Policy**.

G. **We** are not responsible for verifying any information provided to **Us** in any **Schedule**, nor are **We** responsible for any incorrect information that **You** or **Your** representative provide to **Us**. If **You** or **Your** representative does not provide **Us** with a **Schedule**, **We** have no responsibility for taking any action under this endorsement. In addition, if neither **You** nor **Your** representative provides **Us** with e-mail address and/or physical address information with respect to a particular person or organization, then **We** shall have no responsibility for taking action with regard to such person or entity under this endorsement.

H. With respect to this endorsement **Our**, **Us** or **We** means the stock insurance company listed in the Declarations, and **You** or **Your** means the insured person or entity listed in Item 1 of the Declarations page.

All other terms and conditions of this **Policy** remain unchanged.



JOHN J. LUPICA, President
Authorized Representative

MS-36362 (04/19)

Task Order Request Form

P-Form 2021.09 Revised 07/14/2023

Continuing Engineering Services for Water System	2026-67
Name of CSA (Continuing Service Agreement)	TASK ORDER NUMBER

Date: 3-3-2026 City Bid Number: RFQ-20-03-COC AMOUNT: $383,082.00

Vendor Name: Jacob's Engineering Group, Inc. Quote/Proposal Number:

Dept. Number/Division Name: 4055 - Engineering

Project Name: Dyal CO2 Tank Replacement Project Number: WS23BR

Please use this section only if you are revising the original task order, which will generate a change order.

AMENDMENT

Amendment to Original Task Order No. : Requested Amendment Amount:

Original Task Order Amount: Total Revised Amount including all Amendments:

Total number of Amendments including this one:

Scope of Services; Justification for Amendment

This task order is for services during construction for the Dyal CO2 Tank Replacement Project. Jacobs provided ~~the~~ engineering design for this project via a previous task order. Work under this task order includes construction inspection coordination, submittal reviews, project close out, Permitting support, SCADA integration & programming, Testing and field services.

Design is Construction Related: ☑ YES ☐ NO ☐ N/A Good Faith Estimate of Construction Value: $3,000,000

Documentation for Good Faith Estimate Attached and Valid: ☑ YES ☐ NO ☐ N/A

Reference if applicable: Florida Statutes 287.055, Consultants Competitive Negotiation Act (CCNA)

Requestor JOSH FRARY

Department Director

********** DO NOT WRITE BELOW THIS LINE - AUTHORIZED PERSONNEL ONLY **********

Task Order : ☑ Approved ☐ Disapproved

Refer to this Task # on all documentation: 2026-67

Council Approval Required: ☑ YES ☐ NO

Reason Disapproved:

3/25/26

Purchasing & Contracts Division Manager

City Manager (Purchases not to exceed $75K)

Mayor (Purchases that exceed $75K)

1) Requestor: Completes form and forwards all supporting documentation to Department Director.

2) Dept. Director reviews and approves, forwards Task Order and all supporting documentation to purchasing@cocoafl.org. (Subject Line to read: TO-VENDOR NAME Task # (if previously requested) PRICE-DEPT-DIV.)

3) Purchasing assigns Task Order Number and emails link that contains Task Order and all supporting documentation to the Purchasing Manager.

4) Purchasing Manager reviews and approves, uploads approved Task Order Form.

5) Task Order and all supporting documentation is forwarded to the City Manager for review and approval for Purchases not exceeding $75K. Approved Task Order by City Manager will be returned back to purchasing@cocoafl.org. If over $75K, Task Order and all documentation is forwarded back to Requestor who must then initiate an agenda item for City Council Approval. Once approved by City Council the City Clerk will have the Mayor sign both the Task Order Form and the Proposal if applicable and forward copies to purchasing@cocoafl.org.

6) Purchasing logs, the Task Order in the database and forwards fully executed Task Order and all supporting documentation back to Requestor.

CITY COUNCIL AGENDA ITEM

Memo Date:	April 9, 2026
Agenda Date:	April 14, 2026
File ID:	2026-265
Prepared By:	Monica Arsenault, City Clerk
Through:	Stockton Whitten, City Manager
Requested Action:	Approve Resolution 2026-024, Extending a State of Emergency due to a technological incident affecting the City of Cocoa's critical technological infrastructure.

BACKGROUND:

On February 16, 2026, the City of Cocoa identified technical issues affecting certain information technology systems. The City is actively working with appropriate partners and technical specialists to thoroughly assess and resolve the situation. Thus, staff is requesting that the State of Emergency Resolution be extended for another seven days.

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

The Council previously approved Resolution 2026-023, extending a State of Emergency due to a technological incident affecting the City's critical technological infrastructure on Tuesday, April 7, 2026 for seven days.

RECOMMENDED MOTION:

Approve Resolution 2026-024, Extending a State of Emergency due to a technological incident affecting the City of Cocoa's critical technological infrastructure.

CITY COUNCIL AGENDA ITEM

Memo Date:	March 26, 2026
Agenda Date:	April 14, 2026
File ID:	2026-223
Prepared By:	Susan Lambert, Police Administrative Technician
Through:	Evander Collier, Police Chief
Requested Action:	To consider approval of a multi-year contract between the School Board of Brevard County, Emma Jewel, and the City of Cocoa for the renewal of four (4) school resource officers for the school year 2026-2027, beginning July 1, 2026, and ending June 30, 2027, and authorize the City Manager and City Attorney to finalize and execute the contracts with the Brevard County School Board and Emma Jewel.

BACKGROUND:

The School Board of Brevard County and the Cocoa Police Department desire the renewal of the agreement to provide school resource officers for Cocoa High School, Cambridge Elementary and Endeavor Elementary, for the 2026–2027 school years. Also, enter into a Memorandum of Understanding with Emma Jewel Charter Academy to provide a school resource officer for the 2026–2027 school year. During the 2018 legislative session, the Marjory Stoneman Douglas High School Safety Act was signed into law and requires a number of school safety initiatives. One of the more pressing initiatives is the assignment of one or more safe-school officers at each school facility. Staff are requesting the Council's approval of this multi-year contract for the FY26/27 fiscal years, pending final approval of the City of Cocoa's budget, Brevard County School Board's budget and Emma Jewel Charter Academy's budget. Brevard County School Board is requesting that there be two (2) signed originals. Once two (2) fully executed contracts are complete, one (1) original will be sent to our agency. These agreements include the option for one-year renewals. The City Manager will be authorized to execute any renewals or amendments.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? Yes

Reimbursement from Brevard County Schools and Emma Jewel Charter Academy will be on a budgeted up to 180 school day basis with the City of Cocoa placing one officer at Cocoa High School, one officer at Cambridge Elementary, one officer at Endeavor Elementary and one officer at Emma Jewel Charter Academy beginning July 1, 2026, and ending June 30, 2027. During this time, the Brevard County School Board will reimburse the City of Cocoa $231,000.00 and Emma Jewel Charter Academy will

reimburse the City of Cocoa $77,000.00 for School Resource Officer services.

Approximate salary & benefits for four (4) SRO = $433,401

This is a Multi-Year Contract

FY26 - 3 months (July 1, 2026–September 30, 2026)

Salary & Wages	001-2100-521.12-00	$39,840
Add Pays	001-2100-521.13-00	*not provided in salary analysis
Shoe Allowance	001-2100-521.20-00	$500
FICA	001-2100-521.21-00	$3,048
Retirement	001-2100-521.22-01	$8,410
Insurance	001-2100-521.23-00	$10
Medical Insurance	001-2100-521.23-04	$46,816
Dental	001-2100-521.23-07	$1,479
Vision	001-2100-521.23-08	$300
Long Term Disability	001-2100-521.23-09	$86
Workers Comp	001-2100-521.24-00	$1,127

FY2026 Total $101,617

FY2027 - 9 months (October 1, 2026–June 30, 2027)
Pending City Council Approval of the FY27 Budget

Salary & Wages	001-2100-521.12-00	$214,432
Add Pays	001-2100-521.13-00	*not provided in salary analysis
Shoe Allowance	001-2100-521.20-00	$500
FICA	001-2100-521.21-00	$16,404
Retirement	001-2100-521.22-01	$45,267
Insurance	001-2100-521.23-00	$55
Medical Insurance	001-2100-521.23-04	$46,816
Dental	001-2100-521.23-07	$1,479
Vision	001-2100-521.23-08	$300
Long Term Disability	001-2100-521.23-09	$462
Workers Comp	001-2100-521.24-00	$6,068

FY2027 Total $331,783

TOTAL COST FOR MULTI-YEAR CONTRACT FOR FOUR (4) SCHOOL RESOURCE OFFICERS: $433,400, of which $231,000 is reimbursable from Brevard County School Board and $77,000 is reimbursable from Emma Jewel Charter Academy.

PREVIOUS ACTION:
Council previously approved a similar agenda item in FY26.

RECOMMENDED MOTION:
To consider approval of a multi-year contract between the School Board of Brevard County, Emma Jewel, and the City of Cocoa for the renewal of four (4) school resource officers for the school year 2026-2027, beginning July 1, 2026, and ending June 30, 2027, and authorize the City Manager and City Attorney to finalize and execute the contracts with the Brevard County School Board and Emma Jewel.

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (this "MOU"), is entered into and made effective this 1st day of July, 2026, irrespective of when signed, by and between **THE SCHOOL BOARD OF BREVARD COUNTY, FLORIDA,** hereinafter called the "**BOARD**," and the **CITY OF COCOA, FLORIDA**, hereinafter called the "**CITY,"** each individually a "Party," collectively "Parties**."**

WITNESSETH:

WHEREAS, the BOARD and the CITY desire to assign School Resource Officers ("SROs") to school campus(es) within the CITY for a period of not more than 220 days during the school year; and

WHEREAS, in accordance with the Marjory Stoneman Douglas High School Public Safety Act, the BOARD and the CITY believe that this partnership will improve communication among local law enforcement entities, the Florida Department of Juvenile Justice, the Florida Department of Children and Families, the Florida Department of Law Enforcement, community behavioral health providers, and the Brevard Public School District, to increase school and district security efforts and services, provide prevention/intervention strategies, and provide/expand opportunities for safety and security training and awareness for the BOARD's staff members, as well as the faculty and students attending the schools under the jurisdiction of the BOARD and the parents of such students;

NOW, THEREFORE, in consideration of the covenants and promises made below, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. The recitals set forth above are true and correct and are hereby incorporated into this MOU.

2. This MOU shall be effective commencing July 1, 2026, and terminate on June 30, 2027, unless otherwise terminated earlier as provided herein. After the expiration of the term ending on June 30, 2027, this Agreement may be renewed by the Parties for successive one-year periods (commencing on July 1st and ending on June 30th of each successive year) upon the written agreement of the Parties. Thus, the Agreement will not automatically renew and any renewal can only occur upon the written agreement of the Parties.

Either Party may terminate this MOU upon ninety (90) days' written notice to the other Party. Any termination of this MOU that results in overpayment to the CITY will result in the return of funds to the BOARD equal to the proportionate amount of time remaining in the MOU.

3. The CITY shall assign up to four (4) SRO(s), each a sworn law enforcement officer(s), to work up to Two Hundred Twenty (220) days, concurrent to the School Board of Brevard County's teacher work calendar and inclusive of student attendance days, including Extended School Year (ESY also known as summer school). Each SRO shall be assigned to designated Brevard Public School campuses to provide security, preparation drills, safety training, and safety awareness related programs to the respective school campus, students, employees, volunteers, and visitors of the Brevard Public School District. The CITY will provide a minimum of three (3) SRO(s) for the start of the 2026-27 school year. Assignments of SRO(s) to school campuses shall be coordinated with ***Major Robert Cline,*** *Director of District and School Security at 2700 Judge Fran Jamieson Way, Viera, FL 32940.* Assignments will be made to support the following schools: Cocoa High, Endeavour Elementary, Cambridge Elementary, and Clearlake Education Center.

4. **Consideration Clause FY 2026-2027:** With respect to the term commencing on July 1, 2026, and terminating on June 30, 2027, the BOARD agrees to reimburse the CITY a flat-fee of Seventy-Seven Thousand and 00/100 Dollars ($77,000.00) per SRO for law enforcement services, which includes a portion of the salary, benefits, and associated costs of the CITY as agreed upon for up to the assigned three (3) SRO(s), for a total not to exceed amount of Two Hundred Thirty One Thousand and 00/100 Dollars ($231,000.00). If additional SROs become available to be assigned, beyond the initial three (3) (and up to four (4)), and adequate funding is available to the BOARD, the BOARD will reimburse the CITY prorated amount based upon the flat-fee of Seventy- Seven Thousand and 00/100 ($77,000.00) and the number of school days remaining in the school year per SRO. In the event the CITY is unable to assign an SRO officer to fill any of the four SRO positions under this Agreement due to the resignation, dismissal, reassignment, or long term absence of an assigned SRO officer in excess of five days (not including approved sick, vacation or training time), or because the CITY does not have a qualified officer to serve in an SRO position, payment will only be made for the unfilled SRO position on a prorated basis based on the number of days

remaining in a school year once the SRO is assigned to a school (or based on days SRO services are provided).

5. **FY 2026-2027:** The CITY shall be responsible for making salary payments and providing benefits to the SRO(s). The BOARD shall reimburse the CITY in four (4) equivalent installments calculated to include the following: the quarterly cost of each assigned SRO contemplated in Paragraph 3 and 4 above due on or before August 1, 2026 (covering the period beginning July 1, 2026, through September 30, 2026); November 1, 2026 (covering the period beginning October 1, 2026, through December 31, 2026); February 1, 2027 (covering the period beginning January 1, 2027, through March 31, 2027); and April 1, 2027 (covering the period beginning April 1, 2027, through June 30, 2027). *All invoices should be submitted to* ***Major Robert Cline,*** *Director of District and School Security at 2700 Judge Fran Jamieson Way, Viera, FL 32940.*

6. The CITY shall provide the law enforcement equipment and training related to the services provided by the SRO(s).

7. The Parties understand and agree that the SRO(s), in rendering services provided for by this MOU, is/are doing so as an employee of the CITY and not as an officer, agent, or employee of the BOARD.

8. BOARD members or any employee under the jurisdiction of the BOARD shall not conduct an internal or administrative investigation or inquiry of alleged improper conduct on the part of any employee of the CITY. All concerns or allegations of improper conduct shall be forwarded immediately upon receipt by the Superintendent or designee to the Chief of Police or designee.

9. The SRO(s) shall comply with the provisions specified in Section 1006.12, Florida Statutes (the School Resource Officer Program).

10. At any time during the school year when students are not in school, or at the conclusion of the regular school year, to include ESY (summer school), the SRO(s) may be assigned other law enforcement duties by the Chief of Police. The Parties agree that if ESY (summer school) is scheduled for a school the CITY provides SRO services, the CITY will provide the services for ESY to assist the School Board with complying with their requirements of armed

protection while students are present. These services do not financially impact this MOU or the agreed upon financial consideration.

11. During critical incidents, such as, but not limited to, natural disasters or declared emergencies by the federal government, Governor of Florida, Brevard County Commission, Brevard County Emergency Operations Center Policy Group, or CITY, the Parties shall discuss the specific role and activities of the SROs to accomplish the needs of the BOARD and the CITY throughout the time period of the critical incident, but at no time can either Party fail to fulfill the respective obligations by each Party as contained in this MOU, and Exhibit I and Exhibit II, to include funding, without mutually agreed written agreement. However, if the CITY is unable due to the nature of the critical incident, not due to any action or directive from the BOARD or employees, representatives or agents of the BOARD, to provide the services for which the CITY is obligated to provide pursuant to this MOU, the BOARD shall not be obligated to pay for services that are not being rendered or offered to be rendered by the CITY.

12. At all material times, the SRO(s) shall wear the CITY's Police Department uniform or other attire as authorized by the Chief of Police.

13. The Parties agree that each Party shall be responsible for any economic damages that result from the negligence or intentional acts of such Party or such Party's employees, officers, agents, or attorneys.

14. The BOARD and CITY acknowledge that each entity is an agency or subdivision of the State of Florida. To the extent permitted in Section 768.28(19), Florida Statutes, each Party shall indemnify, defend, and hold harmless, and free from the liability, the other Party, its officers, agents, or employees while acting as such from all damages, costs, and expenses, including attorney's fees, which any of them may become obligated to pay by reason of the services contemplated hereunder except to the extent caused by the sole negligence of a Party.

15. The provisions of this MOU are in no event intended to constitute a waiver of, or in any way affect or impinge, the rights, privileges and immunities of any Party provided or arising pursuant to the provisions of Section 768.28, Florida Statutes, as amended from time to time, or any corresponding provisions of law.

16. The CITY agrees to the goals and guidelines stipulated in the attached Exhibits I and II, which are incorporated by reference herein and made a part hereof.

17. This MOU and respective Exhibits I and II, constitute the entire agreement between the Parties and contains all of the agreements described herein between the Parties with respect to the subject matter contained herein. This MOU supersedes all other agreements, either oral or in writing, between the Parties hereto with respect to the subject matter of this MOU and respective Exhibits I and II.

18. No provision of this MOU may be changed or modified except by written agreement signed by the Parties.

19. This MOU is for the benefit of BOARD and the CITY. No other person is intended to be a beneficiary under this MOU. No employee of the CITY shall derive any property right in his/her employment not otherwise enjoyed by such employee, by virtue of this MOU. Furthermore, neither the CITY nor the BOARD assumes any duties to any individual, including foreseeable victims of crime, not otherwise imposed by common law, by virtue of the execution of this MOU.

20. The Parties acknowledge that, by the signing of this MOU, they have the right, power, legal capacity, and authority to enter into, and perform their respective obligations under this MOU, and no approvals or consents of any persons other than the Parties are necessary in connection with this MOU.

21. The Parties shall not assign nor transfer their respective obligations under this MOU, but this MOU shall continue in full force and effect notwithstanding the election or appointment of a Chief of Police who succeeds the CITY in office. This MOU shall be binding on the Parties' respective successors.

22. Notwithstanding any provisions in this MOU to the contrary, if the BOARD does not provide funding to the CITY to provide services pursuant to this MOU or any appendix contained or referenced, the CITY may terminate this MOU without incurring any further liability or obligations to the BOARD.

23. The BOARD has designated the Major and the CITY has designated the Chief of Police for the purpose of implementing the terms of this MOU.

24. To the extent that any provision of this MOU shall be determined by a court of competent jurisdiction to be invalid or unenforceable, such provision shall be deleted from this MOU, and the validity and enforceability of the remainder of such provision, if any, and of this MOU shall be unaffected.

25. This MOU shall be subject to and governed by the laws of the State of Florida, without regard to that state's conflict of laws principles. Venue for any action to interpret or enforce this MOU or that otherwise arises out of this MOU, shall lie exclusively in the appropriate state court in and for Brevard County, Florida.

26. This MOU may be executed simultaneously in two or more counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument.

27. The Parties acknowledge that many of their communications and documentation pertaining to this MOU may contain sensitive security information that is confidential and exempt from public records disclosure requirements in accordance with Section 281.301, Florida Statutes, and Section 119.071(3), Florida Statutes. Each Party acknowledges and agrees that it will comply with all aspects of Florida law relative to this MOU, including, but not limited to, the provisions of Chapters 119 and 281, Florida Statutes, pertaining to security systems / features, personnel schedules, duties, assignments, security personnel numbers, plans, records, and meetings that may be exempt from public access or disclosure.

28. Any request for training records of School Resource Officers (SROs) assigned to schools by the CITY, pursuant to Florida Statute 1006.12, shall be made directly to the CITY as the employing agency of the law enforcement officers serving as SROs. Such requests shall not be made to or processed by the School Board or any individual school within the Brevard County School District. The CITY shall be solely responsible for maintaining, processing, and responding to any requests for SRO training records in accordance with applicable laws and regulations. The School Board and its employees shall promptly redirect any requests for SRO training records to the CITY.

29. **IF THE BOARD HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119 AND 281, FLORIDA STATUTES,**

TO THE BOARD'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS MOU, THE BOARD SHALL CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS (CURRENTLY _____) AT 321-_____ OR AT EMAIL: _____ OR AT ADDRESS: _____, (ATTENTION: RECORDS).

30. **IF THE CITY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119 AND 281, FLORIDA STATUTES, TO THE CITY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS MOU, THE CITY SHALL CONTACT THE BOARD'S CUSTODIAN OF PUBLIC RECORDS AT 321-633-1000, EXT. 11453, OR AT SCHOOL BOARD OF BREVARD COUNTY, ATTENTION: RECORDS, 2700 JUDGE FRAN JAMIESON WAY, VIERA, FLORIDA 32940.**

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the authorized representatives of each of the Parties hereto sign this MOU below on the date specified below, but in all events effective July 1, 2026.

CITY OF COCOA, FLORIDA

BY_____
Matthew Susin, Board Chair

Dated: _____, 2026

Approved as to form:

_____
Paul Gibbs, General Counsel
School Board of Brevard County, Florida

Dated: _____, 2026

THE SCHOOL BOARD OF BREVARD COUNTY, FLORIDA

BY_____

Dated: _____, 2026

BY_____
Mark J. Rendell, Ed.D.
Superintendent

Dated: _____, 2026

Approved as to form:

_____

Dated: _____, 2026

Attachments: Exhibit I
Exhibit II

Exhibit I

SCHOOL RESOURCE OFFICER
PROGRAM GOALS

1. To enhance student safety and improve the security of school campuses;

2. To develop and promote positive relationships between students and law enforcement officers;

3. To foster a better understanding of law enforcement officers in the community;

4. To develop positive concepts of law enforcement;

5. To identify and prevent delinquent behavior through counseling and referral;

6. To provide assistance and support for victims of crime identified within the school setting, including abused children;

7. To develop a better appreciation of citizenship, citizens' rights, obligations, and responsibilities;

8. To provide information about crime prevention;

9. To enhance knowledge of the fundamental concepts and structure of the law;

10. To provide materials and consultative assistance to teachers and parents on various law education topics.

Exhibit II

SCHOOL RESOURCE OFFICER
PROGRAM GUIDELINES

1. The School Resource Officer (SRO) is a CITY police officer and shall remain exclusively an employee of the CITY and responsible to the police department chain of command.

2. Prior to the first day of school, the SRO will present to the Principal a written plan of action for the school year. The plan should include the SRO's work and activities schedule, and if appropriate, his/her work schedule and duties for District pre-planning and post-planning activities. This plan should also include an outline of classroom presentations that may be conducted by the SRO, as well as the number of instructional hours that the SRO may provide.

3. Not less than one (1) time per semester, the SRO and Principal will meet to review the SRO's plan of action and verbally discuss the SRO's progress. As necessary, additional meetings may be requested by either the Principal or the SRO to review the progress of the plan of action.

4. The SRO may be asked to provide supplemental instruction at the discretion of the Principal, as qualified. The Attorney General's (SRO Basic and Advanced Training) philosophy with regard to in-class SRO presentations will be used as a guide.

5. The SRO will engage with students in the following ways: before school during student arrival, between class breaks and during lunch periods, and after school during student dismissal.

6. The SRO shall report to his/her assigned school Principal daily. The SRO shall be assigned specifically to the school during all regular school days. If the SRO is called away from the school for a portion of the school day, the SRO shall notify the Principal and Cocoa Police Department supervision. The Cocoa Police Department, in conjunction with the BPS Office of District and School Security, will work to ensure appropriate coverage at the school is provided.

7. If the SRO witnesses inappropriate or unacceptable activity on campus, he/she shall report the incident to the school administration and, as appropriate, take law enforcement action. Both police department and school administrative procedures shall be followed. In the event of a policy conflict, police department policy and procedure shall prevail. The SRO shall avoid making arrests on school grounds except under exigent circumstances. If arrest is necessary, the SRO will be called to execute proper law enforcement procedure. If at all possible, the SRO should coordinate arrest and other operational strategies with the Principal.

8. Should it become necessary for the SRO to conduct a formal law enforcement interview with a student, the interview should be coordinated with the Principal, parents shall be notified by school staff, and police department policy will be followed.

9. The SRO is encouraged to attend parent, faculty, and staff meetings, as a part of the school administrative team, and to develop support and cultivate an understanding of the SRO program.

10. After consultation and approval of the Chief of Police or his/her designee, the Principal may request an SRO adjust his/her schedule and, as appropriate, may assign the SRO to duties after regular school hours, such as sponsoring extracurricular events, chaperoning field trips, or other after school activities. Any such request shall not conflict with police department policy, the officer's collective bargaining agreement, or result in overtime expenses to either the police department or the District. These after-school activities will be under the supervision of school personnel. The District will not compensate the SRO in an overtime capacity. (This does not include activities such as football games, basketball games, and school dances for which a separate contract of service is required).

11. All overtime shall be approved in advance by the SRO's law enforcement supervisor. Overtime expenses shall be borne by the CITY and not the District.

12. As determined by the police department, the SRO shall submit activity reports to be reviewed by the Principal and the Director of District and School Security.

13. The SRO has the authority to request a review of contract provisions after reasonable review and conferencing between the SRO and the Principal has occurred. The following procedures should be followed:

    A. The SRO will request that a review of the contract provisions be completed stating the reasons for the request in writing. The request will be directed to the SRO's law enforcement supervisor, with a copy being provided to the Principal. A copy of that request must also be provided to the Chief of Police or his/her designee and the Director of the Office of District and School Security.

    B. Within a reasonable period of time after receiving the request for review from the SRO, the Director of the Office of District and School Security will meet with the Chief of Police, or his/her designee, to mediate or resolve any contract provision concerns that may exist between the SRO and the staff at his/her assigned school.

        1. With the approval of the Chief of Police or his/her designee, and the Director of the Office of District and School Security, the SRO, and specified members of the school staff, may be required to be present at a mediation meeting.

        2. If, within a reasonable amount of time after commencement of mediation, the contract provision concerns cannot be resolved or mediated, in the opinion of both the Chief of Police, and the Director of the Office of District and School Security, or designees thereof, a reasonable alternative action will be identified and agreed upon in writing.

14. If, in the opinion of the Principal, the SRO is no longer effective in his or her role as an SRO, the Principal may request the reassignment of the SRO from his/her duties at school. In such cases, the following procedure should be followed:

    A. The Principal will meet with the SRO, and the SRO's law enforcement supervisor and express the concerns and needs of the school. The Principal will work collaboratively with the SRO and SRO's law enforcement supervisor to clearly identify in writing their expectations, as well as the SRO's agreed upon school related duties

and responsibilities. As appropriate, the SRO's law enforcement supervisor may implement a written action plan.

B. If, after reasonable review and discussion between the SRO, the SRO law enforcement supervisor and the Principal has occurred, in the opinion of the Principal the SRO's effectiveness remains questionable, the Principal may request the SRO be reassigned from their position at their assigned school.

C. The Principal shall contact the Director of District and School Security and request that the SRO be removed from the program at his/her school.

15. School Board employees shall not conduct an internal investigation of alleged improper conduct on the part of the SRO. The Principal or any other BOARD employee shall report all allegations of improper conduct to either the SRO's law enforcement supervisor or to the police department Internal Affairs function.

16. At any time during the school year when students are not in school, or at the conclusion of the regular school year, the SRO shall be assigned other duties by the Chief of Police.

School Board of Brevard County
2700 Judge Fran Jamieson Way • Viera, FL 32940-6601
Mark J. Rendell, Ed.D., Superintendent

Brevard Public Schools

March 16, 2026

MEMORANDUM

TO: Evander Collier, IV, Cocoa Chief of Police
Stockton Whitten, Cocoa City Manager

FROM: Rachad T. Wilson, Chief Operating Officer

SUBJECT: 2026 – 2027 Memorandum of Understanding for School Resource Officers

Attached is the 2026-2027 Memorandum of Understanding (MOU) for School Resource Officers. This is a one-year MOU that aligns with the 2026-2027 MOU between the School Board of Brevard County and the Brevard County Sheriff's Office. The BCSO MOU was approved by the School Board at their meeting on May 28, 2024. If the attached MOU meets your approval, we would like to present it to the School Board for their approval on Tuesday, May 26, 2026.

Modifications include the following:

- All MOU dates have been changed for the 2026-2027 school year
- For the 2026-2027 school year, the Board will pay $77,000 per SRO

If you wish to discuss the MOU or if you have any questions, please contact me at 321-633-1000, ext. 11229, or email me at Wilson.Rachad@BrevardSchools.org.

After the MOU is approved by the City of Cocoa, please return two signed MOUs no later than May 8th to:

Mr. Rachad T. Wilson, Chief Operating Officer
School Board of Brevard County
2700 Judge Fran Jamieson Way
Viera, FL 32940

The MOU will then be presented to the School Board for the approval/signatures, and a signed MOU will be returned to you.

Thank you for all you do to keep our students, our staff, and the rest of the community safe!

Rachad T. Wilson
Chief Operating Officer
Phone: (321)633-1000. Ext. 11229

An Equal Opportunity Employer

The School District of Brevard County, Florida
Dr. Rendell- Superintendent
Phone: 321-633-1000
2700 Judge Fran Jamieson Way - Viera, Florida 32940

2026-2027 SCHOOL CALENDAR

Board Approved 2/24/26

MONTH	DATE	DAY		PUPIL DAYS	TEACHER DAYS	PAID* HOLIDAY
AUGUST	3-7	MON-FRI	TEACHERS REPORT PREPLANNING	16	21	
	10	MON	FIRST DAY OF SCHOOL FOR STUDENTS			
	13	THUR	FIRST DAY OF KINDERGARTEN			
	14	FRI	REGULAR RELEASE DAY			
	17	MON	FIRST DAY OF PRE-KINDERGARTEN			
	21	FRI	FIRST EARLY RELEASE DAY			
	28	FRI	EARLY RELEASE DAY			
SEPTEMBER	4	FRI	EARLY RELEASE DAY	20	21	
	7	MON	LABOR DAY – HOLIDAY FOR ALL			1*
	9	WED	FIRST INTERIM ENDS			
	11	FRI	EARLY RELEASE DAY			
	14	MON	SECONDARY INTERIMS/BLOCK REPORT CARDS PUBLISHED ON FOCUS			
	16	WED	ELEMENTARY INTERIMS PUBLISHED ON FOCUS			
	18	FRI	EARLY RELEASE DAY			
	25	FRI	STUDENT HOLIDAY/TEACHER WORKDAY			
OCTOBER	2	FRI	EARLY RELEASE DAY	21	22	
	5-9	MON-FRI	FTE SURVEY II			
	9	FRI	EARLY RELEASE DAY			
	12	MON	STUDENT HOLIDAY/TEACHER WORKDAY			
	13	TUE	END OF FIRST NINE WEEKS			
	16	FRI	EARLY RELEASE DAY			
	16	FRI	SECONDARY REPORT CARDS PUBLISHED ON FOCUS			
	20	TUE	ELEMENTARY REPORT CARDS PUBLISHED ON FOCUS			
	23	FRI	EARLY RELEASE DAY			
	30	FRI	EARLY RELEASE DAY			
NOVEMBER	6	FRI	EARLY RELEASE DAY	15	15	
	11	WED	VETERANS' DAY – HOLIDAY FOR ALL			1*
	13	FRI	EARLY RELEASE DAY			
	16	MON	SECOND INTERIM ENDS			
	19	THUR	SECONDARY INTERIMS/BLOCK REPORT CARDS PUBLISHED ON FOCUS			
	20	FRI	EARLY RELEASE DAY			
	23-27	MON-FRI	THANKSGIVING BREAK			2*
	30	MON	ELEMENTARY INTERIMS PUBLISHED ON FOCUS			
DECEMBER	4	FRI	EARLY RELEASE DAY	14	14	
	11	FRI	EARLY RELEASE DAY			
	16-18	WED-FRI	EXAM DAYS/EARLY RELEASE			
	21-31	MON-THUR	WINTER BREAK – STUDENT/TEACHER HOLIDAY			
JANUARY	1	FRI	HOLIDAY FOR ALL	4	4	1*
	4	MON	WINTER BREAK – STUDENT/TEACHER HOLIDAY			
	5	TUES	STUDENTS/TEACHERS RETURN			
	8	FRI	EARLY RELEASE DAY			
	8	FRI	END FIRST SEMESTER			
			FIRST SEMESTER TOTAL DAYS	**90**	**97**	

JANUARY	13	WED	SECONDARY REPORT CARDS PUBLISHED ON FOCUS	14	14	
	15	FRI	EARLY RELEASE DAY			
	15	FRI	ELEMENTARY REPORT CARDS PUBLISHED ON FOCUS			
	18	MON	MARTIN LUTHER KING, JR. DAY – HOLIDAY FOR ALL			1*
	22	FRI	EARLY RELEASE DAY			
	29	FRI	EARLY RELEASE DAY			
FEBRUARY	5	FRI	EARLY RELEASE DAY	19	20	
	8-12	MON-FRI	FTE SURVEY III			
	10	WED	THIRD INTERIM ENDS			
	12	FRI	EARLY RELEASE DAY			
	15	MON	PRESIDENT'S DAY – STUDENT HOLIDAY/TEACHER WORKDAY			
	15	MON	SECONDARY INTERIMS/BLOCK REPORT CARDS PUBLISHED ON FOCUS			
	17	WED	ELEMENTARY INTERIMS PUBLISHED ON FOCUS			
	19	FRI	EARLY RELEASE DAY			
	26	FRI	EARLY RELEASE DAY			
MARCH	5	FRI	EARLY RELEASE DAY	17	18	
	12	FRI	EARLY RELEASE DAY			
	16	TUES	END OF THIRD NINE WEEKS			
	19	FRI	STUDENT HOLIDAY/TEACHER WORKDAY			
	22-26	MON-FRI	SPRING BREAK			
	29	MON	SECONDARY REPORT CARDS PUBLISHED ON FOCUS			
	31	WED	ELEMENTARY REPORT CARDS PUBLISHED ON FOCUS			
APRIL	2	FRI	EARLY RELEASE DAY	22	22	
	9	FRI	EARLY RELEASE DAY			
	16	FRI	EARLY RELEASE DAY			
	23	FRI	EARLY RELEASE DAY			
	23	FRI	FOURTH INTERIM ENDS			
	28	WED	SECONDARY INTERIMS/BLOCK REPORT CARDS PUBLISHED ON FOCUS			
	30	FRI	EARLY RELEASE DAY			
	30	FRI	ELEMENTARY INTERIMS PUBLISHED ON FOCUS			
MAY	7	FRI	EARLY RELEASE DAY	18	19	
	14	FRI	EARLY RELEASE DAY			
	21	FRI	EARLY RELEASE DAY			
	24-26	MON-WED	EXAM DAYS/EARLY RELEASE			
	26	WED	END OF SECOND SEMESTER/LAST DAY FOR STUDENTS			
	26	WED	ELEMENTARY REPORT CARDS ISSUED			
	27	THUR	POST PLANNING/TEACHERS LAST DAY			
	27	THUR	ELEMENTARY REPORT CARDS PUBLISHED ON FOCUS			
JUNE	JUNE		SECONDARY REPORT CARDS PUBLISHED ON FOCUS			
			SECOND SEMESTER TOTAL DAYS	**90**	**93**	
			SCHOOL YEAR TOTAL DAYS	**180**	**190**	6*

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (this "MOU"), is entered into and made effective this 1st day of July, 2026, irrespective of when signed, by and between **THE CITY OF COCOA, FLORIDA,** hereinafter called the "CITY," and EMMA JEWELL CHARTER ACADEMY**, FLORIDA**, hereinafter called "**EMMA JEWELL,"** each individually a "Party," collectively "Parties**."**

WITNESSETH:

WHEREAS, the CITY and the EMMA JEWELL desire to assign a School Resource Officers ("SRO") to the school campus of the EMMA JEWEL CHARTER ACADEMY for a period of not more than 220 days during the school year; and

WHEREAS, in accordance with the Marjory Stoneman Douglas High School Public Safety Act, the CITY and EMMA JEWELL believe that this partnership will improve communication among local law enforcement entities, the Florida Department of Juvenile Justice, the Florida Department of Children and Families, the Florida Department of Law Enforcement, community behavioral health providers, and the Brevard Public School District, to increase school and district security efforts and services, provide prevention/intervention strategies, and provide/expand opportunities for safety and security training and awareness for the EMMA JEWELL's staff members, as well as the faculty and students attending the schools under the jurisdiction of EMMA JEWELL and the parents of such students;

NOW, THEREFORE, in consideration of the covenants and promises made below, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. The recitals set forth above are true and correct and are hereby incorporated into this MOU.

2. This MOU shall be effective commencing July 1, 2026, and terminate on June 30, 2027, unless otherwise terminated earlier as provided herein. After the expiration of the term ending on June 30, 2027, this Agreement may be renewed by the Parties for successive one-year periods (commencing on July 1st and ending on June 30th of each successive year) upon the written agreement of the Parties. Thus, the Agreement will not automatically renew and any renewal can only occur upon the written agreement of the Parties.

Either Party may terminate this MOU upon ninety (90) days' written notice to the other Party. Any termination of this MOU that results in overpayment to the CITY will result in the return of funds to EMMA JEWELL equal to the proportionate amount of time remaining in the MOU.

3. The CITY shall assign one SRO, a sworn law enforcement officer, to work up to Two Hundred Twenty (220) days, concurrent to EMMA JEWELS's teacher work calendar and inclusive of student attendance days. The SRO shall be assigned to EMMA JEWEL's campus to provide security, preparation drills, safety training, and safety awareness related programs to the respective school campus, students, employees, volunteers, and visitors of EMMA JEWEL. Assignments of SRO to EMMA JEWEL shall be coordinated with ***Thomas Cole,*** *Principal at 705 Blake Avenue, Cocoa, FL 32922.*

4. **Consideration Clause FY 2026-2027:** With respect to the term commencing on July 1, 2026, and terminating on June 30, 2027, EMMA JEWEL agrees to reimburse the CITY a flat-fee of Seventy-Seven Thousand and 00/100 Dollars ($77,000.00) per SRO for law enforcement services, which includes a portion of the salary, benefits, and associated costs of the CITY as agreed upon for the assigned SRO, for a total not to exceed amount of Seventy-Seven Thousand and 00/100 Dollars ($77,000.00). In the event the CITY is unable to assign an SRO officer in excess of five (5) days (not including approved sick, vacation, or training time), or because the CITY does not have a qualified officer to serve in an SRO position, payment will only be made for the unfilled SRO position on a prorated basis based on the number of days remaining in a school year once the SRO is assigned to the school (or based on days SRO services are provided).
5. **FY 2026-2027:** The CITY shall be responsible for making salary payments and providing benefits to the SRO(s). The EMMA JEWELL CHARTER ACADEMY shall reimburse the CITY in four (4) equivalent installments calculated to include the following: the quarterly cost of each assigned SRO contemplated in Paragraph 3 and 4 above due on or before August 1, 2026 (covering the period beginning July 1, 2026, through September 30, 2026); November 1, 2026 (covering the period beginning October 1, 2026, through

December 31, 2026); February 1, 2027 (covering the period beginning January 1, 2027, through March 31, 2027); and April 1, 2027 (covering the period beginning April 1, 2027, through June 30, 2027). *All invoices should be submitted to* ***Thomas Cole,*** *Principal, at 705 Blake Ave, Cocoa, FL 32922.*

6. The CITY shall provide the law enforcement equipment and training related to the services provided by the SRO(s).

7. The Parties understand and agree that the SRO(s), in rendering services provided by this MOU, is/are doing so as an employee of the CITY and not as an officer, agent, or employee of EMMA JEWEL.

8. EMMA JEWEL members or any employee under the jurisdiction of the EMMA JEWEL shall not conduct an internal or administrative investigation or inquiry into alleged improper conduct on the part of any employee of the CITY. All concerns or allegations of improper conduct shall be forwarded immediately upon receipt by the Principal or designee to the Chief of Police or designee.

9. The SRO shall comply with the provisions specified in Section 1006.12, Florida Statutes (the School Resource Officer Program).

10. At any time during the school year when students are not in school, or at the conclusion of the regular school year, the SRO(s) may be assigned other law enforcement duties by the Chief of Police.

11. During critical incidents, such as, but not limited to, natural disasters or declared emergencies by the federal government, Governor of Florida, Brevard County Commission, Brevard County Emergency Operations Center Policy Group, or CITY, the Parties shall discuss the specific role and activities of the SROs to accomplish the needs of the EMMA JEWEL and the CITY throughout the time period of the critical incident, but at no time can either Party fail to fulfill the respective obligations by each Party as contained in this MOU, and Exhibit I and Exhibit II, to include funding, without mutually agreed written agreement. However, if the CITY is unable due to the nature of the critical incident, not due to any action or directive from the EMMA JEWEL or employees, representatives or agents of EMMA JEWEL, to

provide the services for which the CITY is obligated to provide pursuant to this MOU, the EMMA JEWEL shall not be obligated to pay for services that are not being rendered or offered to be rendered by the CITY.

12. At all material times, the SRO(s) shall wear the CITY's Police Department uniform or other attire as authorized by the Chief of Police.

13. The Parties agree that each Party shall be responsible for any economic damage that results from the negligence or intentional acts of such Party or such Party's employees, officers, agents, or attorneys.

14. EMMA JEWEL and CITY acknowledge that each is an agency or subdivision of the State of Florida. To the extent permitted in Section 768.28(19), Florida Statutes, each Party shall indemnify, defend, and hold harmless, and free from the liability, the other Party, its officers, agents, or employees while acting as such from all damages, costs, and expenses, including attorney's fees, which any of them may become obligated to pay by reason of the services contemplated hereunder except to the extent caused by the sole negligence of a Party.

15. The provisions of this MOU are in no event intended to constitute a waiver of, or in any way affect or impinge, the rights, privileges and immunities of any Party provided or arising pursuant to the provisions of Section 768.28, Florida Statutes, as amended from time to time, or any corresponding provisions of law.

16. The goals and guidelines stipulated in the attached Exhibits I and II, which are incorporated by reference herein and made a part hereof.

17. This MOU and respective Exhibits I and II, constitute the entire agreement between the Parties and contains all the agreements described herein between the Parties with respect to the subject matter contained herein. This MOU supersedes all other agreements, either oral or in writing, between the Parties hereto with respect to the subject matter of this MOU and respective Exhibits I and II.

18. No provision of this MOU may be changed or modified except by written agreement signed by the Parties.

19. This MOU is for the benefit of EMMA JEWEL and the CITY. No other person intends to be a beneficiary under this MOU. No employee of the CITY shall derive any property right in his/her employment not otherwise enjoyed by such employee, by virtue of this MOU. Furthermore, neither the CITY nor the EMMA JEWEL assumes any duties to any individual, including foreseeable victims of crime, not otherwise imposed by common law, by virtue of the execution of this MOU.

20. The Parties acknowledge that, by the signing of this MOU, they have the right, power, legal capacity, and authority to enter, and perform their respective obligations under this MOU, and no approvals or consents of any persons other than the Parties are necessary in connection with this MOU.

21. The Parties shall not assign nor transfer their respective obligations under this MOU, but this MOU shall continue in full force and effect notwithstanding the election or appointment of a Chief of Police who succeeds the CITY in office. This MOU shall be binding on the Parties' respective successors.

22. Notwithstanding any provisions in this MOU to the contrary, if the EMMA JEWEL does not provide funding to the CITY to provide services pursuant to this MOU or any appendix contained or referenced, the CITY may terminate this MOU without incurring any further liability or obligations to the EMMA JEWEL.

23. The EMMA JEWEL has designated the Principal and the CITY has designated the Chief of Police for the purpose of implementing the terms of this MOU.

24. To the extent that any provision of this MOU shall be determined by a court of competent jurisdiction to be invalid or unenforceable, such provision shall be deleted from this MOU, and the validity and enforceability of the remainder of such provision, if any, and of this MOU shall be unaffected.

25. This MOU shall be subject to and governed by the laws of the State of Florida, without regard to that state's conflict of laws principles. Venue for any action to interpret or enforce this MOU or that otherwise arises out of this MOU, shall lie exclusively in the appropriate state court in and for Brevard County, Florida.

26. This MOU may be executed simultaneously in two or more counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument.

27. The Parties acknowledge that many of their communications and documentation pertaining to this MOU may contain sensitive security information that is confidential and exempt from public records disclosure requirements in accordance with Section 281.301, Florida Statutes, and Section 119.071(3), Florida Statutes. Each Party acknowledges and agrees that it will comply with all aspects of Florida law relative to this MOU, including, but not limited to, the provisions of Chapters 119 and 281, Florida Statutes, pertaining to security systems / features, personnel schedules, duties, assignments, security personnel numbers, plans, records, and meetings that may be exempt from public access or disclosure.

28. Any request for training records of School Resource Officers (SROs) assigned to schools by the CITY, pursuant to Florida Statute 1006.12, shall be made directly to the CITY as the employing agency of the law enforcement officers serving as SROs. Such requests shall not be made to or processed by the School EMMA JEWEL or any individual school within the Brevard County School District. The CITY shall be solely responsible for maintaining, processing, and responding to any requests for SRO training records in accordance with applicable laws and regulations. The School EMMA JEWEL and its employees shall promptly redirect any requests for SRO training records to the CITY.

IF EMMA JEWEL HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO EMMA JEWEL'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, EMMA JEWEL SHALL CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS AT 321-433-8480 OR AT EMAIL: CITYCLERK@COCOAFL.ORG OR AT ADDRESS: 65 STONE STREET, COCOA, FL 32922, (ATTENTION: RECORDS). IF THE CITY HAS QUESTIONS REGARDING THE APPLICATION O F CHAPTER 119, FLORIDA STATUTES, TO THE CITY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, THE CITY SHALL CONTACT EMMA JEWEL'S CUSTODIAN OF

PUBLIC RECORDS AT 321-634-5462, OR AT THOMAS.COLE@EMMAJEWELCHARTER.COM OR AT EMMA JEWEL CHARTER ACADEMY, 705 BLAKE AVE, COCOA, FL 32922.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the authorized representatives of each of the Parties hereto sign this MOU below on the date specified below, but in all events effective July 01, 2026.

CITY OF COCOA	EMMA JEWEL CHARTER ACADEMY
BY:	BY:
_____	_____
Michael Blake Mayor	Thomas Cole Principal/Co-Founder
Date: _____	Date: _____
Approved as to form:	Approved as to form:
BY:	BY:
_____	_____
Monica Arsenault, CMC City Clerk	Print: Title:
Date: _____	Date: _____

ATTACHMENTS: EXHIBIT I
EXHIBIT II

Exhibit I

SCHOOL RESOURCE OFFICER PROGRAM GOALS

1. To enhance student safety and improve the security of school campuses;

2. To develop and promote positive relationships between students and law enforcement officers;

3. To foster a better understanding of law enforcement officers in the communi ty;

4. To develop positive concepts of law enforcement;

5. To identify and prevent delinquent behavior through counseling and referral;

6. To provide assistance and support for victims of crime identified within the school setting, including abused children;

7. To develop a better appreciation of citizenship, citizens' rights, obligations, and responsibilities;

8. To provide information about crime prevention;

9. To enhance knowledge of the fundamental concepts and structure of the law;

10. To provide materials and consultative assistance to teachers and parents on various law education topics.

EXHIBIT II

SCHOOL RESOURCE OFFICER PROGRAM GUIDELINES

1. The School Resource Officer (SRO) is a CITY police officer and shall remain exclusively an employee of the CITY and responsible to the police department chain of command.

2. Prior to the first day of school, the SRO will present to the Principal a written plan of action for the school year. The plan should include the SRO's work and activities schedule, and if appropriate, his/her work schedule and duties for school pre-planning and post-planning activities. This plan should also include an outline of classroom presentations that may be conducted by the SRO, as well as the number of instructional hours that the SRO may provide.

3. Not less than one (1) time per semester, the SRO and Principal will meet to review the SRO's plan of action and verbally discuss the SRO's progress. As necessary, additional meetings may be requested by either the Principal or the SRO to review the progress of the plan of action.

4. The SRO may be asked to provide supplemental instruction at the discretion of the Principal, as qualified. The Attorney General's (SRO Basic and Advanced Training) philosophy regarding in-class SRO presentations will be used as a guide.

5. The SRO will engage with students in the following ways: before school during student arrival, between class breaks and during lunch periods, and after school during student dismissal.

6. The SRO shall report to his/her assigned school Principal daily. The SRO shall be assigned specifically to the school during all regular school days. If the SRO is called away from the school for a substantial portion of the school day, the SRO shall notify the Principal and provide

the Principal with a means of contacting the SRO or the appropriate law enfo rcement agency.

7. If the SRO witnesses inappropriate or unacceptable activity on campus, he/she shall report the incident to the school administration and, as appropriate, take law enforcement action. Both police department and school administrative procedures shall be followed. In the event of a policy conflict, police department policy and procedure shall prevail. The SRO shall avoid making arrests on school grounds except under exigent circumstances. If arrest is necessary, the SRO will be called to execute proper law enforcement procedure. If possible, the SRO should coordinate arrest and other operational strategies with the Principal.

8. Should it become necessary for the SRO to conduct a formal law enforcement interview with a student, the interview should be coordinated with the Principal, parents should be notified by school staff, and police department policy will be followed.

9. The SRO is encouraged to attend parent, faculty, and staff meetings, as a part of the school administrative team, and to develop support and cultivate an understanding of the SRO program.

10. After consultation and approval of the Chief of Police or his/her designee, the Principal may request an SRO adjust his/her schedule and, as appropriate, may assign the SRO to duties after regular school hours, such as sponsoring extracurricular events, chaperoning field trips, or other after school activities. Any such request shall not conflict with police department policy, the officer's collective bargaining agreement, or result in overtime expenses to either the police department or Emma Jewel. These after-school activities will be under the supervision of school personnel. Emma Jewel will not compensate the SRO in an overtime capacity. (This does not include activities such as football games, basketball games, and school dances for which a separate contract of service is required).

CITY COUNCIL AGENDA ITEM

Memo Date:	April 2, 2026
Agenda Date:	April 14, 2026
File ID:	2026-241
Prepared By:	Susan Lambert, Police Administrative Technician
Through:	Evander Collier, Police Chief
Requested Action:	Council Consideration and Public Comment on the Use of the FY2025 Edward Memorial Justice Assistance Grant (JAG) Grant Program — Local Solicitation in the amount of $18,159, and authorize the Grants Writer to submit the City's Application

BACKGROUND:

The 2025 Edward Byrne Memorial Justice Assistance Grant (JAG) was announced on March 13,
2026, in the amount of $18,159, with two due dates. One being April 21, in Grants.gov and April 28, in JustGrants websites. Acess to these two portals is limited, and only the Grant writer has access to both to be able to apply before these deadlines.

This grant is a two-year grant, awards of less than $25,000, but can be extended for a period of up to two years. The Police Department intends to use the funds to address violent crime by purchasing up to four Flock cameras to focus on the violent crime in the "hot spot" areas of the City.

The Police Department requests public comment and City Council's consideration, while also requesting authorization for the Grants writer to submit on the City's behalf. This grant opened officially October 1, 2024.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No
If not budgeted, is amendment / transfer attached? No. Once the grant is awarded, the Department will return to Council to amend the budget.

Source/Use of Funds
O-BJA-2025-172542

PREVIOUS ACTION:

Council has previously approved agenda items 23-453, on August 22, 2023, and agenda item 2024-117, on November 12, 2024.

RECOMMENDED MOTION:

Council Consideration and Public Comment on the Use of the FY2025 Edward Memorial Justice Assistance Grant (JAG) Grant Program — Local Solicitation in the amount of $18,159, and authorize the Grants Writer to submit the City's Application

INTERNAL GRANT APPLICATION FORM

Completed and Signed Copy of this Form **Must Be Attached** to all Grant Agenda Items

DEPARTMENT: Police	**DIVISION:** 2100
POINT OF CONTACT: Susan L. Lambert	**PROJECT MANAGER:** Patrick Dovale
NAME OF GRANT: BJA FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Local Formula	
Assistance Listing#/CFSA#: 16.738	**FUNDING AGENCY:** DOJ
AMOUNT REQUESTED: $ 18,159	**GRANT DUE DATE:** 04/21/2026

PROJECT DESCRIPTION:

The 2025 Edward Byrne Memorial Justice Assistance Grant (JAG) was announced on March 13, 2026. This year, the Police Department would like to utilize the funds on up to four Flock cameras to focus violent crime in the "hot spots" in the City.

MATCH REQUIRED: Yes **(IF YES, HOW MUCH :) $**	**TARGET DATE TO COUNCIL:** 04/14/2026
REIMBURSEMENT GRANT: Yes	**REIMBURSEMENT SCHEDULE:** as requested

WHAT ARE THE REPORTING REQUIREMENTS?

1. Quarterly financial reports.
2. Annual (Category 1) performance reports.
3. Final financial and performance reports.
4. If applicable, an annual audit report in accordance with the Part 200 Uniform Requirements or specific award conditions.
5. Quarterly Death in Custody Reporting Act (DCRA) reports.

FUTURE REQUIREMENTS TO CONSIDER:

Grant announced as an anticipated 48 month performance period, however; states in the NOFO that the anticipated period of performance start date was October 1, 2024 with an anticipated period of performance duration of 24 months.

4/2/26 2:15:28 PM
Department Director

Gregory Browder
Digitally signed by Gregory Browder
DN: cn=Gregory Browder, ou=CH, email=gbrowder@cocoafl.gov
Date: 2026.04.03 08:27:29 -04'00'
Grants Administrator

Lora Howell
Digitally signed by Lora Howell
DN: cn=Lora Howell, ou=CH, email=lhowell@cocoafl.gov
Date: 2026.04.03 09:28:42 -04'00'
Deputy Finance Director

Lora Howell
Digitally signed by Lora Howell
DN: cn=Lora Howell, ou=CH, email=lhowell@cocoafl.gov
Date: 2026.04.03 09:29:57 -04'00'
Finance Director

Stockton Whitten
Digitally signed by Stockton Whitten
Date: 2026.04.03 13:12:30 -04'00'
City Manager

CITY COUNCIL AGENDA ITEM

Memo Date:	April 2, 2026
Agenda Date:	April 14, 2026
File ID:	2026-181
Prepared By:	Erika Hughes
Through:	Stockton Whitten, City Manager
Requested Action:	Request to postpone to a date certain of May 12, 2026, consideration for approval of a Development Agreement, Preliminary Plat, and Large-Scale Site Plan.

BACKGROUND:

Staff respectfully requests that this agenda item be postponed to the May 12, 2026, City Council meeting to allow for further review and resolution of outstanding issues.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:

Staff recommends that the Council postpone consideration of this item to the next May 12th City Council hearing to be held at Cocoa City Hall at 6:00 p.m.

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Leonardo Priore
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 03/17/2026
BRE floridatoday.com 03/17/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/17/2026

Legal Clerk

Notary, State of WI, County of Brown

5·15·27

My commission expires

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State of Wisconsin

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CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AND CITY OF COCOA COUNCIL PROPOSE TO CONSIDER THE FOLLOWING:

PZ 25-00200014 Sanctuary at Cocoa Townhomes Preliminary Plat, Development Agreement, and Large-Scale Site Plan

Consider the preliminary plat, large scale site plan, and Development Agreement for the Sanctuary at Cocoa Townhomes subdivision, pursuant to Chapter 18, Subdivisions of the City of Cocoa Code of Ordinances, to subdivide 3 parcels into 183 new townhome lots in total consisting of approximately 89.54 acres. Generally located east of Cox Road and north of State Road 520 in Cocoa, Florida, and is identified by Parcel IDs: 24-35-24-00-508, 24-35-24-00-509, 24-35-24-00-510.

PZ 25-00300003 Cirrus Commercial Outparcel Final PUD Amendment (Phase Two), Plat, Development Agreement Amendment, and Large-Scale Site Plan

Consider a final PUD amendment for the commercial portion of the Cirrus Mixed-Use PUD, a subdivision plat of the Cirrus Commercial Outparcels to subdivide Lot 1B of the Cirrus plat consisting of approximately 1.52 acres into two commercial lots pursuant to Chapter 18, Subdivisions of the City of Cocoa Code of Ordinances, a First Addendum to Development Agreement between the City of Cocoa and WMG Acquisitions, LLC, and large-scale site plan of the Cirrus Phase Two Commercial Outparcel, consisting of a Quick-Service Restaurant and Dental Office. Generally located on State Road 524, directly south of State Road 528 and west of East Industry Road in Cocoa, Florida, and is identified by Parcel ID: 24-36-18-28-*-1B.01. The final PUD Amendment shall include the following ordinance:

ORDINANCE 03-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING A PORTION OF THE CIRRUS PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN ESTABLISHED VIA ORDINANCE NO. 03-2021 TO INCLUDE THE PHASE TWO COMMERCIAL OUTPARCELS, FOR TWO PARCELS OF REAL PROPERTY, TOTALING 1.5 ACRES, MORE OR LESS, AND GENERALLY LOCATED ON STATE ROAD 524, SOUTH OF STATE ROAD 528 AND WEST OF EAST INDUSTRY ROAD, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

PZ 23-00200009 Cocoa Village Bay Estates Small-Scale Site Plan and Preliminary Plat

Consider a small-scale site plan and preliminary plat of the Cocoa Village Bay Estates subdivision, pursuant to Chapter 18, Subdivisions of the City of Cocoa Code of Ordinances, subdividing 3 parcels into 7 new single family lots in total consisting of approximately 8.01 acres. Generally located east of U.S. Route 1 and between North Indian River Drive and U.S. Route 1 and identified as Parcel IDs: 24-36-25-BM-3, 24-36-21-BM-3.02.

Planning and Zoning Board
PUBLIC HEARING WILL BE HELD ON
April 1, 2026
City of Cocoa Council
PUBLIC HEARING WILL BE HELD ON
April 14, 2026
ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FLORIDA 32922

General Notice Information:
This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at **marsenault@cocoafl.gov**.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision

made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

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CITY COUNCIL AGENDA ITEM

Memo Date:	April 2, 2026
Agenda Date:	April 14, 2026
File ID:	2026-182
Prepared By:	Lucilene Ribeiro, Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Request to postpone to a date certain of May 12, 2026, consideration for approval of a Development Agreement, Final Plat, and PUD Amendment for the Cirrus Commercial Outparcel.

BACKGROUND:

Staff respectfully requests that this agenda item be postponed to the City Council meeting on May 12, 2026, to allow for further review and resolution of outstanding issues.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:

Staff recommends that the Council postpone consideration of this item to the next May 12th City Council hearing to be held at Cocoa City Hall at 6:00 p.m.

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Leonardo Priore
Attn: Accounting Division
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BRE Brevard Florida Today 03/17/2026
BRE floridatoday.com 03/17/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/17/2026

Legal Clerk

Notary, State of WI, County of Brown

5·15·27

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CITY COUNCIL AGENDA ITEM

Memo Date:	April 1, 2026
Agenda Date:	April 14, 2026
File ID:	2026-184
Prepared By:	Lucilene Ribeiro, Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Consideration of a Zoning Text Amendment to Appendix A, Article XI, Section 19 of the Code of Ordinances of the City of Cocoa to amend permitted uses within the M-2 - Manufacturing and Industrial zoning district to include large-scale commercial recreation centers and gym and fitness facilities greater than 12,000 square feet.

BACKGROUND:

The applicant, Wendy H. Maier, on behalf of the property owner, is requesting a Zoning Text Amendment to Appendix A, Article XI, Section 19 of the City of Cocoa Land Development Code to allow large-scale commercial recreation centers to include a radio-controlled miniature vehicle racetrack that uses remote-controlled handheld transmitters. This request is associated with an existing tenant, Beachline Raceway R/C, which has operated an indoor radio-controlled (R/C) vehicle racetrack within a fully enclosed building since 2017.

The subject property is located north of Grissom Parkway and is zoned M-2 Manufacturing and Industrial with an Industrial Future Land Use. The M-2 district is intended to accommodate industrial and manufacturing activities, with limited commercial uses permitted under specific conditions.

The proposed amendment is intended to formally recognize this category of recreational use and establish clear development standards for similar indoor recreational uses, including, but not limited to, bowling alleys, roller or ice skating rinks, indoor go-kart tracks, indoor playgrounds, arcades, and other similar participatory recreational activities.

The amendment also includes provisions for gym and fitness facilities exceeding 12,000 square feet, as well as accessory uses such as food and beverage service, provided such uses remain incidental and subordinate to the principal use.

Future Land Use Designation:	IND, Industrial
Zoning District	M-2, Manufacturing and Industrial District
Existing Land Use:	Beachline Raceway R/C
Council District:	District 3 – Council member Patricia Weeks
Legal Ad Date:	March 17, 2026

Overview of Surrounding Area:

	Future Land Use Designations	Zoning Districts	Land Uses
North	IND, Industrial	M-2, Manufacturing and Industrial District	Automobile Storage
South	IND, Industrial	M-2, Manufacturing and Industrial District	Right of Way (Grissom Pkwy); State of Florida Improved Land
East	IND, Industrial	M-2, Manufacturing and Industrial District	Vacant Industrial Land
West	IND, Industrial	M-2, Manufacturing and Industrial District	Vacant Industrial Land

I. Staff Analysis

Pursuant to Appendix A, Zoning, Article XXI, Amendment, Section 1(G)(2), the planning board shall consider and study:
a. The need and justification for the change.
b. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the comprehensive plan, with appropriate consideration of whether the proposed change will further the purposes of this zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.

Need and justification for the change.

The proposed amendment is necessary to establish clear regulatory language for indoor recreational uses within the M-2 zoning district.

The request is driven by an existing business currently operating within the City that provides a unique recreational service to the community. Without this amendment, the use is not clearly defined within the Code, which creates uncertainty for both the property owner and future similar uses.

The amendment:
• Provides clarity and predictability in Code interpretation
• Supports existing businesses and economic activity
• Allows adaptive reuse of industrial buildings for indoor recreational purposes
• Expands opportunities for indoor/outdoor, low-impact recreational uses

These uses are typically characterized by large floor areas, fully enclosed operations,

and minimal external impacts. As a result, they are often better suited to industrial districts than traditional commercial areas, where parcel sizes and development patterns may not accommodate such facilities.

Staff Finding: The amendment is justified as it establishes clear standards and accommodates a legitimate, compatible use within the M-2 district.

The amendment to permit large-scale commercial recreation centers and gym and fitness facilities greater than 12,000 square feet follows a similar pattern of development permitted throughout the City's commercial zoning districts, namely:

- Commercial recreation structures such as theaters, driving ranges, bowling alleys, and similar uses, except drive-in theaters, are permitted by right in the C-G (General Commercial), C-P (Commercial Parkway), UMD (Urban Mixed-Use), C-C (Core Commercial), and PUD (Planned Unit Development) zoning districts, and as a Special Exception in the C-N (Neighborhood Commercial), C-R (Restricted Commercial), CBD (Central Business District) zoning districts.

- Gym and Fitness Centers are a principal use within the C-N (Neighborhood Commercial), C-G (General Commercial), C-P (Commercial Parkway), C-R (Restricted Commercial), C-G (General Commercial), PUD (Planned Unit Development) and CBD (Central Business District) zoning districts; such structures are also permitted within the UMD (Urban Mixed-Use) zoning district, the C-C (Core Commercial) zoning district under the broader use of "Recreational and cultural facilities."

The request to allow for similar structures on a larger scale would expand the development potential of indoor recreation centers and gym and fitness facilities beyond the City's commercial and mixed-use zoning districts. As the proposed use would be permitted within the M-2 zoning districts, which have a larger minimum lot area (20,000 sq. ft.) than the counterpart zoning districts, this district would be uniquely suited to accommodate these larger-than-average recreation centers and gym and fitness facilities, which would face development challenges in the lots present in most commercial zones within the City.

By allowing these structures for limited commercial use within the M-2 zoning district, the niche of larger recreation, gym, and fitness facilities, exemplified by indoor sports facilities, indoor racing and hobbyist arenas, and popular gyms like 24-Hour Fitness, LA Fitness, and Gold's Gym, may be filled within this district. This would, in turn, add to the variety of commercial recreational uses permitted within the City without increasing development challenges in the City's core commercial districts.

Relationship of the proposed amendment to the purposes and objectives of the

comprehensive planning program and to the comprehensive plan.

This request relates to both Goal 1.1 and Objective 1.1.1 of the Future Land Use Element:

GOAL 1.1: Create and maintain a broad range of land use activities that maximize the City's potential as a growth center while protecting the public health, safety, welfare, and appearance through the thoughtful planned use and development of the land and public facilities.

Objective 1.1.1: Future Land Use Categories Established. The City hereby establishes land use categories and a Future Land Use Map (FLUM) that provide for compatible and coordinated land uses, allowing the protection of natural and historic resources as well as maximizing economic development opportunities.

By allowing a mixture of appropriate commercial uses and providing flexibility in administering those uses, the City supports a broad range of land use activities and maximizes economic development opportunities.

The proposed amendment is consistent with the City of Cocoa Comprehensive Plan and the Industrial Future Land Use designation.
The Industrial Future Land Use category is intended to support employment-generating uses and allows for certain supporting commercial activities when appropriately limited. The proposed indoor recreational uses:

• Are conducted entirely within enclosed structures
• Do not introduce outdoor impacts typical of commercial uses
• Are compatible with industrial development patterns

Additionally, the amendment maintains limitations to ensure that these uses remain secondary in nature within an industrial corridor and do not conflict with surrounding uses.

Figure FLU-1 of the FLU Element continues to be met as the subject property will continue to comply with the overlying FLU designation of IND, Industrial. Additionally, Policy 1.1.2.10 (B) states:

- Commercial and office uses that are complementary to and support industrial development and operations may be permitted within industrial-designated areas.

The applicant was able to take advantage of these policies by continuing to operate their facility within the M-2 district, as allowed by the Comprehensive Plan and Land Development Code. This code amendment will expand the implementation of this policy.

The proposed amendment includes provisions allowing certain accessory recreational activities, tracks, play areas, and spectator areas to be located outdoors, provided that such areas are enclosed by an opaque fence or are located under a roofed structure. These standards ensure that any outdoor components remain visually screened and contained, thereby minimizing potential impacts related to noise, visibility, and compatibility with surrounding industrial uses.

Additionally, the amendment maintains key limitations, including:
• Prohibiting outdoor amplified sound
• Requiring that all primary recreational activities occur within enclosed structures
• Limiting accessory uses to those that are clearly incidental and subordinate to the principal use

While outdoor accessory areas are permitted, the requirement for screening and enclosure provides an appropriate level of mitigation to maintain the industrial character of the M-2 zoning district.

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
No budgetary impact.

PREVIOUS ACTION:
On April 1, 2026, the Planning and Zoning Board voted unanimously to recommend APPROVAL of the Zoning Text Amendment to amend permitted uses in the M-2 zoning district to include large-scale commercial recreation centers and gym and fitness facilities greater than 12,000 square feet.

RECOMMENDED MOTION:
Staff recommends that the City Council APPROVE on first reading the proposed Zoning Text Amendment to Appendix A, Article XI, Section 19 of the Zoning Ordinance of the City of Cocoa to allow large-scale commercial recreation centers and gym and fitness facilities within the M-2 zoning district.

ORDINANCE NO. 04-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTION 19, OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO AMEND THE LIST OF PERMITTED USES RELATED TO LARGE-SCALE COMMERCIAL RECREATION CENTERS AND GYM AND FITNESS FACILITIES GREATER THAN 12,000 SQUARE FEET IN SIZE IN THE M-2 DISTRICT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Cocoa is granted the authority, under § 2(b), Article VIII, of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the City currently allows limited commercial uses in the M-2, Manufacturing and Industrial, District, subject to multiple conditions; and

WHEREAS, the City desires to amend Appendix A, Article XI, Section 19, of the Zoning Ordinance to allow certain large-scale recreation centers and gym and fitness facilities as provided herein; and

WHEREAS, the City Council of the City of Cocoa, Florida, hereby finds this Ordinance to be in the best interests of the public health, safety, and welfare of the citizens of Cocoa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS, AS FOLLOWS:

Section 1. **Recitals.** The foregoing recitals are hereby fully incorporated herein by reference as legislative findings of the City Council of the City of Cocoa.

Section 2. **Code Amendment.** The City of Cocoa Code of Ordinances Appendix A, Zoning, Article XI, Section 19, is hereby amended as follows: (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion from this Ordinance of text existing in Appendix A, Article XI, Section 19. It is intended that the text in Appendix A, Article XI, Section 19, denoted by the asterisks and set forth in this Ordinance shall remain unchanged from the language existing prior to the adoption of this Ordinance):

* * *

APPENDIX A – ZONING

* * *

ARTICLE XI. – SCHEDULE OF DISTRICT REGULATIONS

* * *

Sec. 19. – District and intent – M2 Manufacturing and Industrial District

* * *

(A) PRINCIPAL USES AND STRUCTURES. The following uses and structures are permitted for any use or group of uses that are developed, either separately, or as a unit with certain site improvements shared in common:

* * *

(11) Limited commercial uses, as identified in this section, shall be permitted with the following conditions:

a. Commercial uses shall only be located on property having a minimum of one hundred fifty (150) feet of frontage along Grissom Parkway.

b. Commercial uses shall only be located within four hundred (400) feet of Grissom Parkway, as measured from the right-of-way line. All on-site commercial-related improvements, such as retention, parking, loading/unloading, etcetera, shall be contained within this four hundred (400) foot area. Retention areas may be provided outside of the four hundred (400) foot requirement if the proposed commercial use is part of a master planned industrial park with an associated retention system.

c. Commercial uses shall have no outdoor storage or display.

d. Commercial uses shall be limited to:

1. Retail sales of carpet, tile, pool, furniture, construction products or materials sold directly to the end user (builder, installer, or homeowner).

* * *

6. Large-scale commercial recreation centers, subject to the following conditions:

a. For purposes of this subsection, “large-scale commercial recreation centers” shall mean facilities located primarily within a completely enclosed building, with a minimum of twelve thousand (12,000) square feet of gross floor area, devoted to providing participatory recreational opportunities to the general public for a fee or to members, including, but not limited to: bowling alleys; roller or ice skating rinks; go-kart tracks;

hobby or miniature vehicle racetracks, including radio-controlled (R/C) vehicles; indoor playgrounds; arcades; and similar participatory recreational activities.

b. Additional accessory recreational activities, tracks, play areas, and spectator areas may be located outdoors, provided that the outdoor accessory activities and structures are surrounded by an opaque fence or located under a roofed structure.

c. Customary accessory uses may be permitted when clearly incidental and subordinate to the principal recreation use, including, but not limited to: equipment rental; incidental accessory retail sales related to the recreational activity; and administrative offices. Food and beverage sales, which may include food preparation and service, may be permitted only as an accessory use and may not include drive-through service or a separate exterior customer entrance. Food and beverage sales within a large-scale commercial recreation center will not be subject to the separation requirements applicable to restaurants in this subsection 11(d)2.

7. Gym and Fitness Facilities with a minimum of twelve thousand (12,000) square feet of gross floor area with accessory uses such as food and beverage sales, which may include food preparation and service, game courts, locker rooms, training facilities, and/or saunas. Food and beverage sales within a gym and fitness facility meeting the requirements of this subsection will not be subject to the separation requirements applicable to restaurants in this subsection 11(d)2 and may not include a drive-through service or a separate exterior customer entrance.

* * *

Section 3. **Repeal of Prior Inconsistent Ordinances and Resolutions.** All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 4. **Incorporation Into Code.** This Ordinance shall be incorporated into the City Code of the City of Cocoa and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions not affecting the construction or meaning of this Ordinance and the City Code may be freely made.

Section 5. **Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. **Effective Date.** This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2026.

_____
MICHAEL C. BLAKE
Mayor

ATTEST:

_____
Monica Arsenault, CMC
City Clerk

Legal Ad Published: _____
First Reading: _____
Legal Ad Published: _____
Effective Date: _____



COCOA
FLORIDA

N

3095 Grissom Pkwy RC Cars Location

March 12, 2026

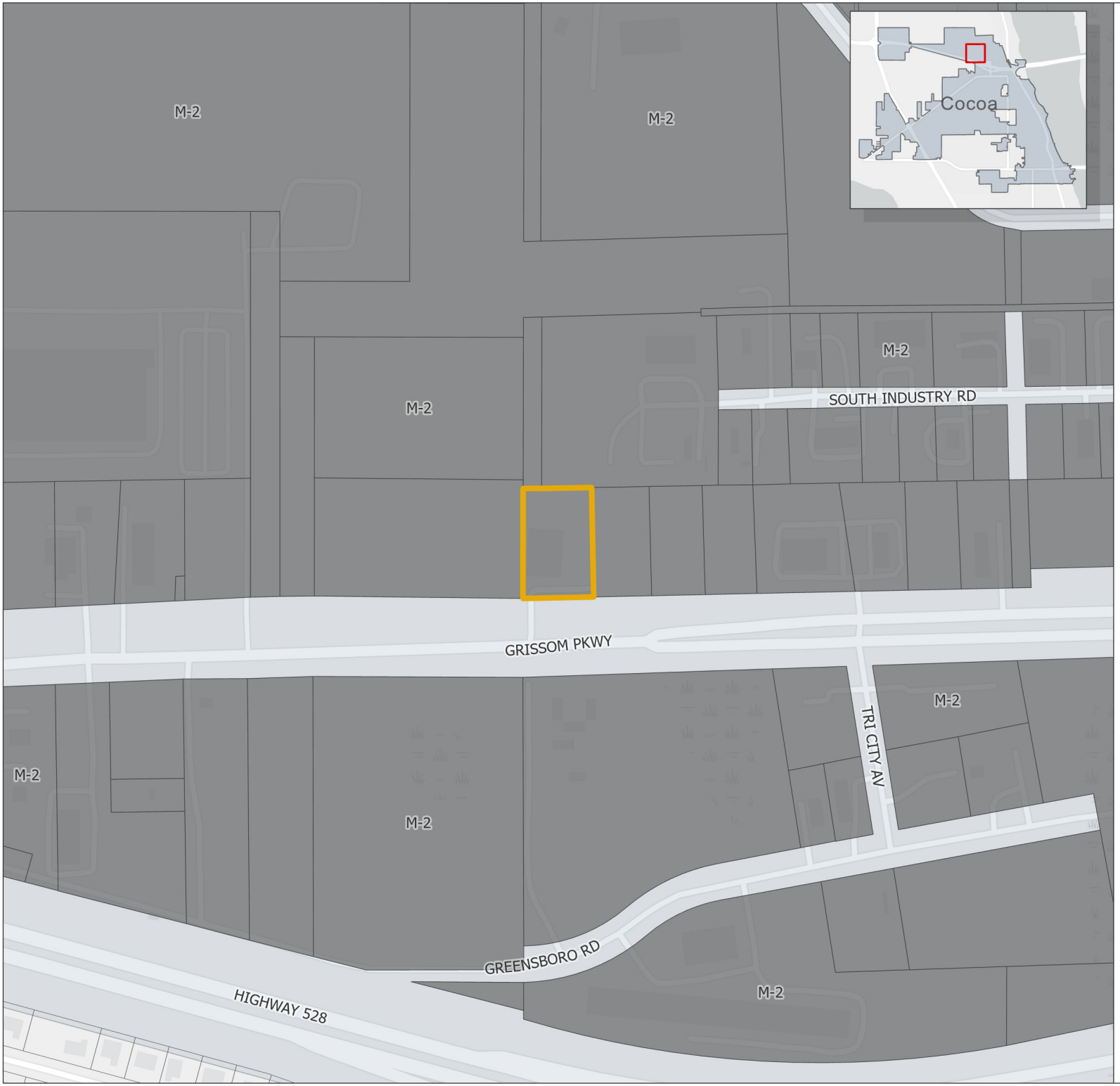
Subject Parcels

Parcels

Cocoa City Boundary

0 200 400 Feet

P20260310-188001.0.1



N

COCOA
FLORIDA

3095 Grissom Pkwy
RC Cars
Zoning

March 12, 2026

Cocoa Zoning

- M-2 - Manufacturing and Industrial
- Subject Parcels
- Parcels
- Cocoa City Boundary

0 200 400 Feet

P20260310-188001.0.2



3095 Grissom Pkwy
RC Cars
Future Land Use

March 12, 2026

Future Land Use

- Industrial
- Conservation
- Subject Parcels
- Parcels
- Cocoa City Boundary

N

0 200 400 Feet

P20260310-188001.0.3

ZONING ORDINANCE AMENDMENT APPLICATION (TEXT ONLY)

Planning and Zoning
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
Web: http://www.cocoafl.org

CITY OF COCOA
For Office Use Only - Date Received
JAN 8 2026
RECEIVED
Stamp Only When Application is Fully Complete
PLANNING & ZONING DIVISION

This form is divided into steps, which will help you prepare your application, provide supplemental items, and prepare for the Planning & Zoning Board and City Council hearings. A pre-application meeting with Staff is **required**.

Please TYPE or PRINT this application neatly.

1. **Request:** Zoning Text Amendment

Requesting a permit to allow an R.C. toy car race track inside the building.

2. **Applicable City Code Section(s):** Appendix A, Article XI, Sec. 19 CA)

3. **Applicant Information:** ** NOTE: Applicant is the main contact, who must attend the meeting!*

Company (if applicable): _____

Name: Wendy H. Maier

Mailing Address: 219 Saldon Lane

City: Cocoa State: FL Zip Code: 32926

Phone #: 321-652-7427 Fax #: N/A

Mobile #: 321-652-7427 E-mail: whmaier54@gmail.com

4. **Please submit the following items in order complete the application:**

a. ☐ **Notarized application.**

b. ☐ **Application fee.** Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid a few weeks after application submittal. See Schedule of Fees, Charges and Expenses for applicable fees.

c. ☐ **Corporate documents.** If the applicant is representing a company, articles of incorporation which show the applicant is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (http://www.sunbiz.org/corpweb/inquiry/search.html).

d. ☐ **Additional information.** Submit any information that may be helpful in understanding the request. This may include, but limited to, desired ordinance text, examples, photos, sketches, elevations, and letters.

13. Zoning Text Amendment Petition

I, the undersigned, hereby petition the City of Cocoa Council for a zoning text amendment as specified below:

a. In order to approve a zoning text ordinance amendment, the Planning & Zoning Board and City Council must consider and study the criteria listed below (as described in Appendix A, Article XXII, Section 1 (G)(2) of the City of Cocoa Code). Please provide your consideration of the following criteria and any pertinent data and evidence that may be useful to the Planning & Zoning Board and City Council.

a. The need and justification for the change.

Requesting amendment for the use of an R.C. toy car racetrack inside the building. Also a small retail shop selling parts for the R.C. cars.

b. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.

No exterior land will be used for this permit.

Wendy H. Maier — Applicant's Signature

1/7/26 — Date

Wendy H. Maier — Applicant's Printed Name

PROPERTY OWNER
LETTER OF AUTHORIZATION

APPLICATION REQUEST:

Zoning Text Amendment

AFFECTED PROPERTY: List the Parcel/Tax IDs that are subject to this Letter of Authorization. If there are more than four Parcel/Tax IDs, complete additional Letters of Authorization containing the additional Parcels/Tax IDs.

24-36-07-00-00539.0-0000.00

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☐☐-☐☐-☐☐-☐☐-☐☐☐☐☐.☐-☐☐☐☐.☐☐

☐☐-☐☐-☐☐-☐☐-☐☐☐☐☐.☐-☐☐☐☐.☐☐

STATE OF Florida COUNTY OF Brevard.

I, Anita J. Hatch of 2200 Westminster Dr, Cocoa, FL being first duly sworn, depose and say that I am the fee simple owner of the above-described property, and I hereby authorize

Wendy H. Maier of 219 Saldon Lane, Cocoa, FL to serve as agent on my behalf for the purpose of making and executing this application request. Also, I fully understand that any representation(s) made on my behalf, by my authorized representative, shall be legally binding on me and my aforesaid property as if I myself had made said representation(s).

Anita J. Hatch
(OWNER SIGNATURE)

Brittany Bogenreif
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☐ OR Produced Identification ☒

Type of I.D. Produced Florida DL

Notary Public State of Florida
Brittany D. Bogenreif
My Commission HH 563737
Expires 6/20/2028

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 5th day of January, 20 26

Rev. 4-30-09

14. Signatures and Notarization.

STATE OF Florida COUNTY OF Brevard. I, Wendy H. Maier being first duly sworn, depose and say that:

☐ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.

☒ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

Wendy H. Maier
(APPLICANT SIGNATURE)

Brittany Bogenreif
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☐ OR Produced Identification ☒

Type of I.D. Produced Florida ID

Notary Public State of Florida
Brittany D. Bogenreif
My Commission HH 563737
Expires 6/20/2028

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 5th day of January, 2026

FOR OFFICE USE ONLY

Fee of $ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:

_____

PREPARED BY AND RETURN TO:
Name: Ryan Bird, of
Ryan Bird Law, PLLC
Address: 4085 U.S. Highway 1
Ste 101
Rockledge, FL 32955

Parcel No.: 24-36-07-00-539

CFN 2023172268 OR BK 9862 PAGE 612
Recorded 08/14/2023 at 04:22 PM Rachel M. Sadoff
Clerk of Courts Brevard County
Doc D: $0.70 # Pgs 3

(Space Above This Line For Recording Data)

Quit Claim Deed

THIS QUIT-CLAIM DEED is made as of this **22nd** day of **June, 2023**, by **Anita J. Hatch, an unremarried widow, individually and as Trustee of the George Hatch and Anita Hatch Revocable Trust dated May 29th, 3013** ("**Grantor**"), whose post office address is **2200 Westminster Dr., Cocoa, FL 32926** , given to second party, **Anita J Hatch, Trustee, or her successors in interest, of the Anita J. Hatch Living Trust dated June 22, 2023, and any amendments thereto.**whose post office address is **2200 Westminster Dr., Cocoa, FL 32926** ("**Grantee**").

WITNESSETH:

For $10.00 and other good and valuable consideration to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in **Brevard** County, Florida, as more particularly described as follows:

PARCEL A: THE EAST 100 FEET OF THE WEST 200 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 36 EAST, LYING NORTH OF GRISSOM PARKWAY, BREVARD COUNTY, FLORIDA.

PARCEL B: THE WEST 100 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 36 EAST, LYING NORTH OF GRISSOM PARKWAY, BREVARD COUNTY, FLORIDA.

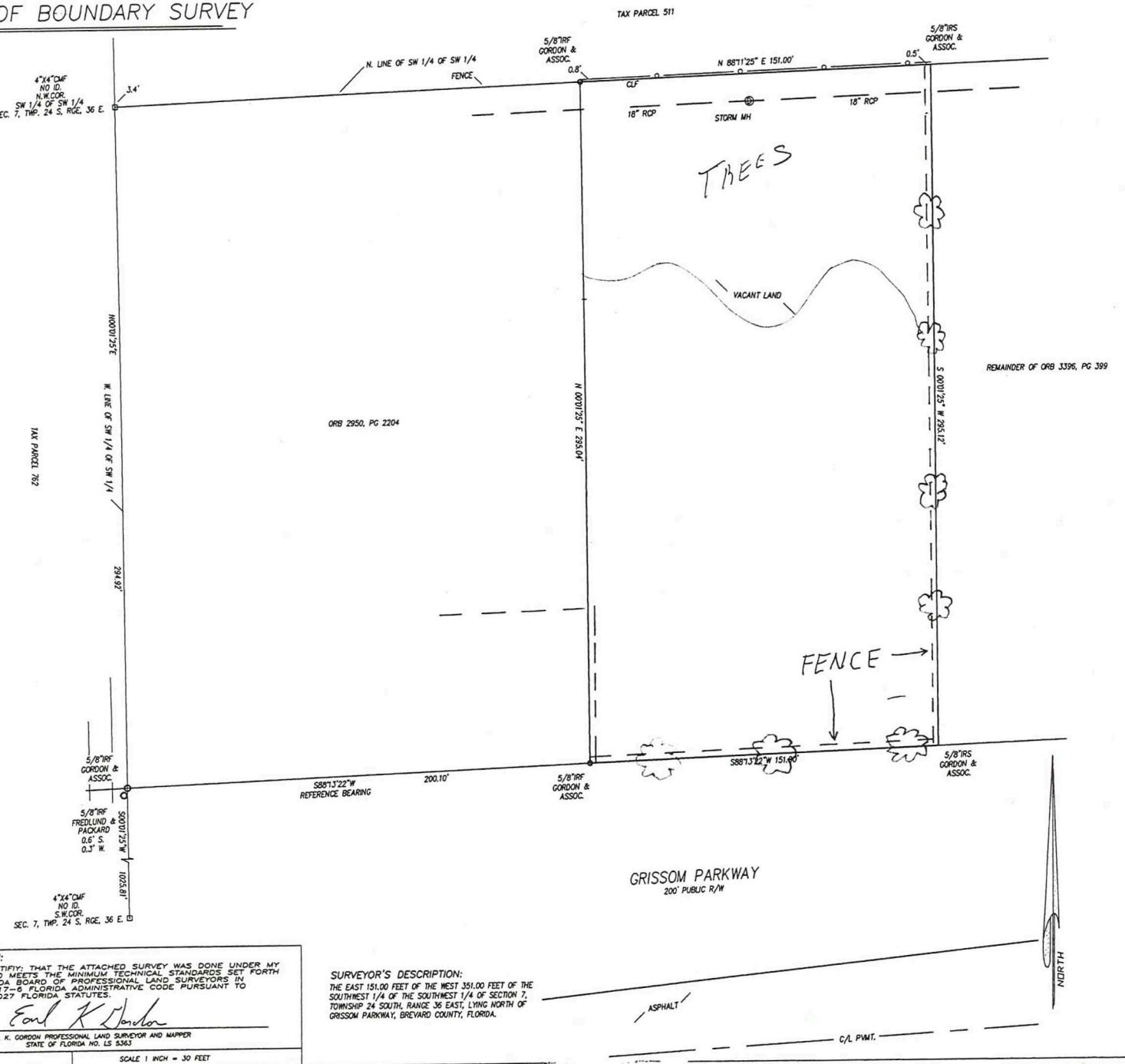
Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

SUBJECT to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

Full power and authority is granted by this deed to the Grantees, as Trustees, or their successors, to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the above real estate property, or any part of it as set forth in Section 689.071 of the Florida Statutes.

*This deed prepared by scrivener without the benefit of title search or examination.

MAP OF BOUNDARY SURVEY



LEGEND

A/C	= AIR CONDITIONER
BFE	= BASE FLOOD ELEVATION
BRG	= BEARING
BM	= BENCH MARK
BLK	= BLOCK
BLDG	= BUILDING
(C)	= CALCULATED
CATV	= CABLE TELEVISION
CHD	= CHORD
CBS	= CONCRETE BLOCK STRUCTURE
C/L	= CENTER LINE
CLF	= CHAIN LINK FENCE
CONC	= CONCRETE
CMF	= CONCRETE MONUMENT FOUND
CO	= COMPANY
COR	= CORNER
(D)	= DEED
DB	= DEED BOOK
DA	= DELTA ANGLE
DIST	= DISTANCE
ESMT	= EASEMENT
ELEC	= ELECTRIC
ENC	= ENCROACHMENT
ELEV	= ELEVATION
FB	= FIELD BOOK
FF	= FINISHED FLOOR ELEVATION
FNC	= FENCE
FND	= FOUND
FP&L	= FLORIDA POWER & LIGHT COMPANY
GOV'T	= GOVERNMENT
ID	= IDENTIFICATION
IPF	= IRON PIPE FOUND
IRC	= IRON ROD & CAP FOUND
IRF	= IRON ROD FOUND
IRS	= IRON ROD SET
LB	= LICENSED BUISINESS NUMBER
(M)	= MEASURED
No.	= NUMBER
NDF	= NAIL & DISK FOUND
NDS	= NAIL & DISK SET
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
O/H	= OVERHEAD
OHWM	= ORDINARY HIGH WATER MARK
ORB	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
(P)	= PLAT
PB	= PLAT BOOK
PCP	= PERMANENT CONTROL POINT
PC	= POINT OF CURVATURE
PCC	= POINT OF COMPOUND CURVATURE
PT	= POINT OF TANGENCY
PRC	= POINT OF REVERSE CURVATURE
PRM	= PERMANENT REFERENCE MONUMENT
PLS	= PROFESSIONAL LAND SURVEYOR
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
POL	= POINT ON LINE
PUE	= PUBLIC UTILITY EASEMENT
PDE	= PUBLIC DRAINAGE EASEMENT
PUDE	= PUBLIC UTILITY&DRAINAGE EASEMENT
PVMT	= PAVEMENT
R	= RADIUS
RLS	= REGISTERED LAND SURVEYOR
REF	= REFERENCE
RGE	= RANGE
R/W	= RIGHT OF WAY
SEC	= SECTION
(SB)	= SURVEY BOOK
TWP	= TOWNSHIP
TYP	= TYPICAL
USC&GS	= U.S. COAST & GEODETIC SURVEY
WD	= WOOD
XCF	= CUT MARK FOUND

CERTIFIED TO:
JOHN MINOT ATTORNEY
ATTORNEYS TITLE INSURANCE FUND INC.
GEORGE HATCH

NOTES:
1. BEARINGS BASED ON GRISSOM ROAD R/W MAP
2. FLOOD ZONE "X" ; MAP NO. 12009C0270E COMMUNITY NO. 125092 5 JAN 96
3. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY FOR COMMERCIAL/HIGH RISK LAND AS PER FLORIDA STATUTE 61G17-6.003
4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY	DATE: 24 OCT 97	JOB No 96-504

CERTIFICATION:
I HEREBY CERTIFIY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Earl K Gordon

EARL K. GORDON PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 5363

DRAWN BY: AEG | SCALE 1 INCH = 30 FEET

SURVEYOR'S DESCRIPTION:
THE EAST 151.00 FEET OF THE WEST 351.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 36 EAST, LYING NORTH OF GRISSOM PARKWAY, BREVARD COUNTY, FLORIDA.

Gordon & Associates Land Surveyors, Inc.
L.B. No.6446
A. EARL GORDON, JR, PSM No. LS 2866
EARL K. GORDON, PSM No. LS 5363
219 Forrest Ave. Cocoa, Fl. 32922
(407) 639-8171 FAX (407) 639-8177

SEC.7 TWP.24 RGE.36

OWNER
AIR PRODUCTS MANUFACTURING
ANITA J HATCH LIVING TRUST
BUFFKIN COMMERCIAL PROPERTIES LC
CIDCO UNIVERSAL LLC
COCOA INDUSTRIAL PROPERTIES LLC
FLORIDA, STATE OF (IITF)
HUSSEY, JOHN F
SIMS CRANE & EQUIPMENT CO
WALKER FAMILY TRUST

MAIL
1940 AIR PRODUCTS BLVD
2200 WESTMINSTER DR
355 HALL RD
2580 COX RD
2580 COX RD
3900 COMMONWEALTH BLVD, STOP 108 C/O DEP, DIVISION OF STATE LANDS
PO BOX 237345
1219 N US HIGHWAY 301
4161 CROOKED MILE RD

CITY_STATE_ZIP
ALLENTOWN PA 18106-5500
COCOA FL 32926-6407
MERRITT ISLAND FL 32953
COCOA FL 32926-3526
COCOA FL 32926-3526
TALLAHASSEE FL 32399-6575
COCOA FL 32923-7345
TAMPA FL 33619-3501
MERRITT ISLAND FL 32952-6205

Planning & Zoning
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8685
FAX: (321) 433-8685
www.CocoaFL.gov

COURTESY NOTICE OF PUBLIC HEARING
TO PROPERTY OWNERS WITHIN 500 FEET OF THE SUBJECT SITE

Wendy H. Maier is petitioning the **Planning and Zoning Board** for the following item:

A. FILE NUMBER: 26-02000001 3095 Grissom Parkway – Zoning Text Amendment

REQUEST: CONSIDERATION OF A Zoning Text Amendment
Request to approve a zoning text amendment to allow for large-scale indoor commercial recreation within the Manufacturing and Industrial (M2) zoning district, concerning property generally located at 3095 Grissom Parkway, Cocoa, FL 32926, and identified as Parcel ID: 24-36-07-00-539.

The Board will hold a public hearing on this request at 6:00 pm. on **April 1, 2026** in the City of Cocoa Council Chambers located at 65 Stone Street, Cocoa, Florida. All interested parties are invited to attend and will be heard if desired.

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at https://www.cocoafl.gov/291/20338/City-Meetings

Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8400.

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

- City of Cocoa meeting calendar at https://www.cocoafl.gov/291/20338/City-Meetings

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Special Information for Quasi-Judicial Hearings:

Any person that (1) can demonstrate that they may suffer special damages different in kind and degree from that of the general public at large; and (2) wishes to present factual or expert witnesses and/or evidence at the quasi-judicial hearing is highly encouraged to immediately contact Lucilene Ribeiro, City Planner, at (321) 433-8535 or LRibeiro@cocoafl.gov, to make proper arrangements for presentation of witnesses and/or evidence. All witnesses should be identified and all evidentiary documents and exhibits that are intended to be distributed to the BOA, P&Z/LPA and City Council should be submitted to Mrs. Ribeiro via email or mail at least three (3) days prior to the hearing.

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Leonardo Priore
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 03/17/2026
BRE floridatoday.com 03/17/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/17/2026

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

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NANCY HEYRMAN
Notary Public
State of Wisconsin

Ad#12168076 03/17/2026

CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY
AND CITY OF COCOA COUNCIL PROPOSE TO CONSIDER THE FOLLOWING:

26-02000001 3095 Grissom Parkway – Zoning Text Amendment

Request to approve a zoning text amendment to allow for large-scale indoor commercial recreation within the Manufacturing and Industrial (M2) zoning district, concerning property generally located at 3095 Grissom Parkway, Cocoa, FL 32926, and identified as Parcel ID: 24-36-07-00-539.

ORDINANCE 02-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTION 19, OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO AMEND THE LIST OF PERMITTED USES RELATED TO LARGE-SCALE COMMERCIAL RECREATION CENTERS AND GYM AND FITNESS FACILITIES GREATER THAN 12,000 SQUARE FEET IN SIZE IN THE M-2 DISTRICT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Planning and Zoning Board
PUBLIC HEARING WILL BE HELD ON
April 1, 2026
City of Cocoa Council
PUBLIC HEARING WILL BE HELD ON
April 14, 2026
ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FLORIDA 32922

General Notice Information:
This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at **marsenault@cocoafl.gov**.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:
Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

• City of Cocoa meeting calendar at **https://www.cocoafl.gov/291/20338/City-Meetings**

Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8400.

Interested persons may submit their written comments or questions prior to the meeting through Email at **cityclerk@cocoafl.gov** or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

• City of Cocoa meeting calendar at **https://www.cocoafl.gov/291/20338/City-Meetings**

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

CITY COUNCIL AGENDA ITEM

Memo Date:	April 6, 2026
Agenda Date:	April 14, 2026
File ID:	2026-251
Prepared By:	Jennifer Webster, Senior Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Consideration of Ordinance 01-2026 of the City Council of the City of Cocoa, Brevard County, Florida; annexing approximately 45.26 acres of real property generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard.

BACKGROUND:

Introduction

This is an applicant-initiated request to annex thirty-six (36) parcels containing 45.26 acres of unplatted, vacant, real property located in unincorporated Brevard County. The subject parcels, the "Annexation Area", are located generally east of Grissom Parkway, north of Oxbow Circle, and south of Canaveral Groves Boulevard, west of a 375' Florida Power and Light (FP&L) right-of-way, and more specifically northeast of the intersection of Grissom Parkway and Kleinfeldt Way, as depicted in Exhibit B - Location Map. A list of parcels in the Annexation Area has been provided and further described in the proposed Ordinance, attached hereto as Exhibit A. The southern border of the Annexation Area is contiguous to the northern City of Cocoa boundary.

The property owners are Dale and Lori Morris of Cocoa, Florida. The applicant is Alex Goetz, with KPM Franklin, representing Park Industrial, LLC who is seeking to purchase, combine the 36 parcels into one parcel, and develop the aggregated property as an industrial complex with warehouse and distribution operations and contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales (See Attachments 9 and 10 for Concept Plan and Example Photos).

The impetus of this annexation request is that the Annexation Area is within the City of Cocoa wastewater utility service area, connection to which any new development will require. Pursuant to the City of Cocoa Code, **Chapter 22**, **Sec. 22-5.1. - Additional connections for non-city customers,** any non-city property that requires City of Cocoa wastewater service and is contiguous to the City Boundary, must be annexed into the City.

This report demonstrates that the City can provide the needed public facilities and services to the Annexation Area in the same manner as such services are provided within the rest of the City of Cocoa. Said area is suitable for development for urban purposes.

Analysis - Compliance with Florida Statutes

This report was prepared pursuant to Section 171.044 of the Florida Statutes regarding Voluntary Annexation, and sets forth the plans to annex the subject parcels.

There are no registered electors in the Annexation Area, and therefore no referendum on annexation is required by Section 171.0413(6), Florida Statutes. Instead, consent of property owners representing at least 50% of the land area and at least 50% of the parcels to be annexed is required prior to final adoption of the annexation ordinance. The subject parcels in the Annexation Area are under the shared ownership of the married couple Dale and Lori Morris, representing 100% of the parcels. The applicant provided a "Petition for Voluntary Annexation" and an "Designation of Agent Affidavit Authorization" form signed by the owners authorizing the applicant to apply on their behalf, prior to the first reading of this ordinance. Said area is "compact" as defined by F.S., Section 171.031, is situated in a single area and does not create enclaves, pockets, or finger areas in serpentine patterns.

This area is in Brevard County Commission District #1, which is currently represented by Commissioner Katie Delaney. The Annexation Area is contiguous to City Council District #3, which is represented by City Councilmember Patricia Weeks.

Current and Proposed Zoning and Future Land Use

The current County Zoning and Future Land Use for the entire Annexation Area are General Use (GU) and Residential 4 (RES4), respectively. The County GU designation covers rural residential, unimproved land, and areas without specific development trends; the RES4 allows for 4 dwelling units per acre.

General Land Use Pattern

	Current Use	Zoning	Future Land Use	Density/Intensity
Subject Property	Vacant	County GU	County Residential 4	4 du/1 acre
Surrounding Uses				
North (County)	Vacant	County GU	County Residential 4	4 du/1 acre
East (County)	Vacant	County GU	County Residential 4	4 du/1 acre
South (City of Cocoa)	Industrial	City of Cocoa M-2	City of Cocoa Industrial	1.5 FAR
West (County)	Vacant & Institutional	County GU & IN(L)	County Community Commercial & Residential 4	4 du/1 acre

The annexation of property into the City requires both a zoning and future land use designation. The applicant is seeking the Zoning category of Manufacturing and Industrial (M-2), and an

Industrial (IND) Future Land Use for the purposes of developing an industrial complex and distribution center, as described above. On April 01, 2026, the applicant's requests for a Zoning Map Amendment, Ordinance No. 03-2026 (ZMA), and a Future Land Use Map / Comprehensive Plan Amendment, Ordinance 02-2026 (CPA), were presented before the Planning and Zoning Board. The Planning and Zoning Board recommended APPROVAL by City Council to approve the ZMA and CPA, conditioned upon the approval of the annexation. The annexation, ZMA and CPA must both be approved by two hearings before City Council.

(Note: Pursuant to Section 171.062 Florida Statutes, Brevard County land use plan and zoning will remain in effect until the City of Cocoa adopts the comprehensive plan amendment for the annexed area. Refer to Exhibit C – Existing Zoning Map, Exhibit D – Proposed Zoning Map, Exhibit E – Existing Future Land Use Map, and Exhibit F – Proposed Future Land Use Map).

Advertisement and Notification

Pursuant to F.S. Section 171.044, the Brevard County Board of County Commissioners was notified ten (10) days prior to the first publishing of the required legal ad in the newspaper. The ad was published fourteen (14) days and seven (7) days prior to this first hearing, the affidavits for which are provided with this report. There were no responses, complaints, or inquiries to either the legal ads or the letters that were sent.

ANALYSIS – Utilities and Infrastructure

What follows is a brief description of how the City of Cocoa will provide each of the needed urban services to the Annexation Area.

Current and Potential Service Providers

Service	**Current Service Providers (Brevard County)**	**Potential Service Providers (City of Cocoa)**
Potable Water	None	City of Cocoa Utilities
Wastewater	None	City of Cocoa Utilities
Reclaimed Water	None	City of Cocoa Wastewater Reclamation
Electric Service	None	Florida Power and Light
Solid Waste	None	City of Cocoa/Waste Management
Stormwater	None	City of Cocoa (plans review)
Police	Brevard County Sheriff's Office	City of Cocoa Police Department
Fire	Brevard County Fire Department	City of Cocoa Fire Department

Potable Water: Being vacant, undeveloped property, the Annexation Area is not currently served by Brevard County Utilities or the City of Cocoa Utilities. However, potable water and sanitary sewer lines are already located adjacent to the site, and the City has confirmed adequate capacity for both services, with any on-site connections funded by the applicant.

Wastewater: Being vacant, undeveloped property, the Annexation Area is not currently served by Brevard County Utilities or the City of Cocoa Utilities. There is an existing 12" sewer main along the east side of Grissom, and the City has confirmed adequate capacity for wastewater service, with any on-site connections funded by the applicant.

Reclaimed Water: Being vacant, undeveloped property, the Annexation Area is not currently served by Brevard County or the City of Cocoa for reclaimed water. There is currently a 12" reclaimed water line on the east side of Grissom Parkway that terminates just south of Kleinfeldt Way. There is the possibility of bringing reclaimed water to the Annexation Area. The availability will ultimately depend on the sizing and location of the line and meter, and the future development's requirements. However, there are several options to supplement for irrigation if reclaimed service would end up not being available.

Electric Service: Florida Power & Light is the provider for electric services in this area. Therefore, if annexed, the area would be served by Florida Power & Light.

Solid Waste: Being vacant property, the Annexation Area does not currently receive garbage collection services. Upon annexation, the private solid waste contractor for the City of Cocoa, Waste Management, will provide service to this area.

Stormwater Management: Stormwater will be fully managed on-site consistent with City and SJRWMD requirements, requiring little to no City investment, and therefore will not require stormwater management from the City of Cocoa Public Works, Stormwater Division. There are drainage swales on each side of the existing Kleinfeldt way, which is a County-maintained right of way. At the time of site plan submittal, the City of Cocoa will review the site development plans to ensure compliance with City stormwater design requirements.

Traffic and Access: The site will be accessed from Grissom Parkway, by Kleinfeldt Way. Kleinfeldt Way is a County owned and maintained road for approximately 725 feet and the remaining approximately 1400 feet are right-of-way easements dedicated to the County. The applicant will coordinate with the County for construction and maintenance responsibility. No roadway LOS deficiencies are anticipated though a complete traffic analysis will be required at the site plan stage.

Police Protection: The Annexation Area is located in the Brevard County Sheriff Department's jurisdiction for crime prevention and police protection services. Upon annexation, the City of Cocoa Police Department has indicated that they would be able to provide crime prevention and police protection services at the same level of service provided to other City residents and businesses with existing resources. The annexation would become part of the City of Cocoa Police Department's law enforcement jurisdiction.

Fire Protection: The Annexation Area is currently served by the Brevard County Fire Department for fire prevention and protection services. Brevard County's Fire Station No. 29 (3950 Canaveral Groves Blvd), located 1.8 miles from the intersection of 4500 Block of Grissom Parkway. Back-up service is provided by Cocoa Fire Department Engine 33 (3505 FL-524), located 3.4 miles from the same intersection, that currently provides ALS (Advanced Life Support) as well as fire protection and prevention service to the area. Upon annexation, the Annexation Area will be subject to the City of Cocoa's levy of an annual fire

special assessment to fund all, or part of the fire protection services and facilities afforded by the City of Cocoa to properties located within the jurisdictional limits of the City of Cocoa. The current Rate Schedule for Fiscal Year 2020 (October 1, 2025 - September 30, 2026).

Upon annexation, the City of Cocoa's Fire Station No. 3 (3505 SR 524), located 3.4 miles from the intersection of the 4500 Block of Grissom Parkway, will serve as the primary station. Back-up service will be provided by City of Cocoa's Fire Station No. 1 (1740 Dixon Blvd.), located 5.1 miles from the same intersection and Brevard County's Fire Station No. 29 (3950 Canaveral Groves Blvd), located 1.8 miles from the intersection of 4500 Block of Grissom Parkway. All stations will provide ALS services and fire prevention and protection services.

Brevard County and the City of Cocoa currently operate under an Automatic Aid Agreement for ALS services, therefore the existing level of emergency rescue services will be maintained. C.F.R 1910 requires two firefighters outside a structure when any team of firefighters enters a smoke-filled structure. NFPA 1710 requires adequate firefighting personnel on scene prior to fire ground interior operations. These two mandates essentially require that initial and back-up units arrive on scene to provide safe and effective fire scene operations. Therefore, the City of Cocoa is, for all intents and purposes, in a better position to provide fire prevention and protections services due to the closer proximity of back-up resources.

Upon Council approval, property owner(s) would remain responsible for fire assessment, stormwater fees (if applicable), including solid waste once the subject property is developed; the applicant will pay Brevard County solid waste disposal fees. They will receive a benefit for being inside the City for any water consumption by 10% of the consumption cost.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

April 01, 2026: Planning and Zoning Board recommended that City Council APPROVE WITH CONDITIONS, related Ordinance 02-2026 for the Future Land Use Map / Comprehensive Plan Amendment to change the future land use of the subject parcels from County Residential-4 (RES4) to City of Cocoa Industrial (IND); and to APPROVE WITH CONDITIONS companion Ordinance 03-2026, the Zoning Map Amendment to change the zoning of the subject parcels from County General Use (GU) to City of Cocoa Manufacturing and Industrial (M-2).

RECOMMENDED MOTION:

Staff requests City Council approve Ordinance 01-2026 of the City Council of the City of Cocoa, Brevard County, Florida; annexing approximately 45.26 acres of real property generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard; providing for the amendment of Cocoa Charter, Article 1, City Boundaries, to incorporate the real property into the city boundaries; providing for the filing of the revised Cocoa Charter with the Department of State and as also required by law.

Annexation Application

City Manager's Office
Planning and Zoning
603 Brevard Avenue
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
E-mail: cocoaplanning@cocoafl.gov
Web: http://www.cocoafl.gov

Date November 19, 2025 Application # _____
(To be completed by Staff)

For assistance in completing **ANY** part of this application or providing supplemental items, please contact the Planning and Zoning Division.

---

1. **Requested hearing date:** January 7, 2026
(For a schedule of dates, please contact the P&Z Division)

2. **Applicant/Agent Information:** Alex Goetz, P.E.

Name and Signature: ALEX GOETZ
Company (if applicable): KPM Franklin
Mailing Address: 6300 Hazeltine National Drive Suite 1800
City: Orlando State: FL Zip Code: 32822
Phone #: 407-994-4453 Fax #: _____
Mobile #: _____ E-mail: agoetz@kpmfranklin.com

3. **Property Owner Information:** Dale L Morris, Lori L Morris

Name/Company and Signature: Dale Morris
Mailing Address: 5018 DUSON WAY
City: ROCKLEDGE State: FL Zip Code: 32955
Phone #: _____ Fax #: _____
Mobile #: _____ E-mail: _____

4. **Property Information (attach legal description to application):**

Address/General Location: Please refer to attached maps and PID information (all lots highlighted in blue)
Parcel/Tax ID: □□-□□-□□-□□-□□□□□□.□-□□□□.□□
(Note: If there are two or more lots/parcels or portions, please include additional information on separate sheets.)
Land Area: 1,829,520 +/- sq.ft. 42.01+/- acre

Current **County** Future Land Use Designation: Residential 4 (4 Units per Acre)

Current **County** Zoning District Classification: General Use (GU)

Existing use(s) of the subject property: Vacant Land

Proposed **City** Future Land Use Designation: Industrial

Proposed **City** Zoning District Classification: MU-2

Proposed Use(s) of the Site: warehouse and distribution operations and contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales

Estimated Total Value of Project: $ 60M+ Estimated Number of Construction Jobs: 100+

Estimated Number of Employees: 600-1250 Estimated Completion Date: 12-18 months

5. This application is almost complete. Please review the following checklist of items that need to be submitted:

- ☑ Completed application.
- ☑ Proof of ownership: A copy of the last recorded warranty deed or other proof of ownership of the affected property is required.
- ☑ Letter of authorization (if applicable): A letter of authorization or agent affidavit is required if the applicant is other than the owner(s) of the property. Please note that each property owner must complete a separate copy of the attached Letter of Authorization Form on Page 3 of 4 or other suitable documentation to allow the agent to act upon his/her behalf.
- ☑ Corporate documents: If the applicant/agent is representing a company, corporation, or organization, articles of incorporation or other suitable corporate documents are required.
- ☐ Proposed elevations, artistic impressions, etc. (recommended, but not required).
- ☑ Certified boundary survey.
- ☑ Legal description.
- ☑ Notarized *Petition for Voluntary Annexation* form (on Page 4).

Public Hearing Dates and Deadlines:

6. Before submitting this application, **please make a copy** for your reference. It is recommended that the applicant submit a completed application and all supplemental items before the deadline to obtain any outstanding information before processing the application. Failure to provide all required items in a timely manner may delay the review process and hearing date, where applicable.

7. Please submit this application via email to the Planning and Zoning Division and make payment over the phone by calling (321) 433-8501 or by mailing a check to the following address:

City of Cocoa
Planning and Zoning Department
65 Stone St
Cocoa, Florida 32922

DESIGNATION OF AGENT AFFIDAVIT
AUTHORIZATION TO ACT AS APPLICANT
BEFORE THE
BOARD OF ADJUSTMENT/ PLANNING AND ZONING BOARD
LOCAL PLANNING AGENCY/ CITY COUCIL

DATE: 1/26/26

Before me, the undersigned authority personally appeared Dale L Morris who being by me duly sworn on oath, deposes and says:

1. That Dale L Morris is the fee-simple owner of the property legally described in this Petition/Application for Annexation (hereinafter, the "Owner").

2. That Owner desires approval of this Petition to allow the annexation of:

   Property located off Grissom Parkway parcel ID list attached
   [Description of real property].

3. That Owner has appointed Alex Goetz of KPM Franklin [Corporate or Business Entity] to act on his or her behalf in all respects to accomplish the above and to execute any documents necessary to affect the application and to appear on his or her behalf before any administrative or legislative body in the City considering this application.

4. That Owner understands that irrespective of the appointment of an agent, the Owner shall be required to comply with all ordinances, regulations, and provisions of the City of Cocoa, Florida.

SIGNATURE Dale Morris
(Signature of Owner)

Printed Name: Dale Morris

By Its: _____

Sworn to and subscribed before me by means of ✓ **physical presence or** ___ **online notarization, this** 27 **day of** January, 2026 **by** Dale Morris.

NOTARY PUBLIC,
STATE OF FLORIDA
Commission Number:
Expiration Date:

AMBER E ARAUZ
Notary Public - State of Florida
Commission # HH 526244
My Comm. Expires Dec 27, 2026
Bonded through National Notary Assn.

(Signature of Notary Public)

PETITION FOR VOLUNTARY ANNEXATION

The undersigned petitioners, being the owner(s) of the described real property situated in an unincorporated area of Brevard County, Florida, which is contiguous to the present boundaries of the City of Cocoa, Florida, do hereby petition the City of Cocoa, Florida, to annex said property into the corporate limits of the City of Cocoa, pursuant to and in accordance with the provisions of Chapter 171, Florida Statutes, to wit:

Subject Property Description: Tax Parcel Identification Number Please refer to attached map and chart depicting properties **, located in unincorporated Brevard County, generally at** Grissom Parkway and Al Kleinfeldt Way .
Address (if available): _____.
Legal Description as attached.

Petitioner(s) further acknowledge and agree as follows:

(1) Petitioner is the owner of the Subject Property and, if a corporation, limited liability company, trust, or other entity, is duly authorized to enter into transactions on behalf of, or otherwise act for or bind, the entity, and that all corporate or entity actions required to be accomplished to authorize the action taken herein have, in fact, been taken, and that the City shall have the right to rely on the Petitioner's signature ascribed below as obligating the Petitioner and the Subject Property to the terms and conditions herein stated.

(2) Upon acceptance of this Petition by the City Council of the City of Cocoa, Florida, this Petition shall be irrevocable, and shall constitute an unconditional, continuous, and perpetual request to annex the Subject Property into the municipal limits of the City of Cocoa that will be fulfilled only when the City has taken final action to annex the Subject Property.

(3) The City Council shall have the discretion to annex the Subject Property at such time as the City deems the Subject Property is suitable for annexation in accordance with law. However, this Petition shall not obligate the City to annex the Subject Property. Further, the City shall have the right to annex the Subject Property by using any applicable annexation procedure set forth in Chapter 171, Florida Statutes, as may be amended.

(4) At such time the Subject Property is annexed into the City, Petition understands that they will be subject to all of the existing and future laws, rules, and regulations which presently and from time to time in the future may be in effect within the City of Cocoa. The Subject Property shall be given a future land use designation and zoned under the Zoning Ordinance and Land Development Regulations of the City of Cocoa in accordance with law.

(5) This Petition shall be binding upon the parties, their successors, assignees, and legal representatives. The City of Cocoa shall have the right to record this Petition in the Official Records of Brevard County, Florida.

Further, the undersigned Petitioner(s) hereby certify that they have read and examined all of the statements and allegations in the foregoing Petition and Annexation Application on file with the City of Cocoa, including attachments, and after being duly sworn, depose and say that such statements are correct, complete, true, and voluntarily made with full knowledge thereof.

SIGNATURE Dale Morris
(Signature of Owner)

TITLE: _____

Sworn to and subscribed before me by means of ✓ **physical presence or** ___ **online notarization this** 27 **day of** January, 2026, **by** Dale Morris.

NOTARY PUBLIC,
STATE OF FLORIDA
Commission Number:
Expiration Date:

(Signature of Notary Public)

AMBER E ARAUZ
Notary Public - State of Florida
Commission # HH 526244
My Comm. Expires Dec 27, 2026
Bonded through National Notary Assn.

PROPERTY OWNER
LETTER OF AUTHORIZATION

APPLICATION REQUEST:

Rezone and Comprehensive Plan Amendment

AFFECTED PROPERTY: List the Parcel/Tax IDs that are subject to this Letter of Authorization. If there are more than four Parcel/Tax IDs, complete additional Letters of Authorization containing the additional Parcels/Tax IDs.

24-35-01-25-12-6

24-35-01-25-12-5

24-35-01-25-12-4

24-35-01-25-12-3

STATE OF Florida COUNTY OF Brevard.

I, Dale L Morris of _____ being first duly sworn, depose and say that I am the fee simple owner of the above-described property, and I hereby authorize

Alex Goetz of KPM Franklin to serve as agent on my behalf for the purpose of making and executing this application request. Also, I fully understand that any representation(s) made on my behalf, by my authorized representative, shall be legally binding on me and my aforesaid property as if I myself had made said representation(s).

Dale L. Morris
(OWNER SIGNATURE)

Personally Known ✓ OR Produced Identification ✓

Type of I.D. Produced _____

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)

AMBER E ARAUZ
Notary Public - State of Florida
Commission # HH 526244
My Comm. Expires Dec 27, 2026
Bonded through National Notary Assn.

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 27 day of January, 20 26

Rev. 4-30-09

PROPERTY OWNER
LETTER OF AUTHORIZATION

APPLICATION REQUEST:

Rezone and Comprehensive Plan Amendment

AFFECTED PROPERTY: List the Parcel/Tax IDs that are subject to this Letter of Authorization. If there are more than four Parcel/Tax IDs, complete additional Letters of Authorization containing the additional Parcels/Tax IDs.

24-35-01-25-12-19

24-35-01-25-12-20

24-35-01-25-12-21

24-35-01-25-12-22

STATE OF Florida COUNTY OF Brevard.

I, Dale L Morris of _____ being first duly sworn, depose and say that I am the fee simple owner of the above-described property, and I hereby authorize

Alex Goetz of KPM Franklin to serve as agent on my behalf for the purpose of making and executing this application request. Also, I fully understand that any representation(s) made on my behalf, by my authorized representative, shall be legally binding on me and my aforesaid property as if I myself had made said representation(s).

Dale L. Morris
(OWNER SIGNATURE)

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ✓ OR Produced Identification ✓

Type of I.D. Produced _____

AMBER E ARAUZ
Notary Public - State of Florida
Commission # HH 526244
My Comm. Expires Dec 27, 2026
Bonded through National Notary Assn.

_____
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 21 day of January, 20 26

Rev. 4-30-09

PROPERTY OWNER
LETTER OF AUTHORIZATION

APPLICATION REQUEST:

Rezone and Comprehensive Plan Amendment

AFFECTED PROPERTY: List the Parcel/Tax IDs that are subject to this Letter of Authorization. If there are more than four Parcel/Tax IDs, complete additional Letters of Authorization containing the additional Parcels/Tax IDs.

24-35-01-25-12-23

24-35-01-25-12-24

24-35-01-25-12-25

24-35-01-25-12-7

STATE OF Florida COUNTY OF Brevard.

I, Dale L Morris of _____ being first duly sworn, depose and say that I am the fee simple owner of the above-described property, and I hereby authorize

Alex Goetz of KPM Franklin to serve as agent on my behalf for the purpose of making and executing this application request. Also, I fully understand that any representation(s) made on my behalf, by my authorized representative, shall be legally binding on me and my aforesaid property as if I myself had made said representation(s).

Dale L. Morris
(OWNER SIGNATURE)

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ✓ OR Produced Identification ✓

Type of I.D. Produced _____

AMBER E ARAUZ
Notary Public - State of Florida
Commission # HH 526244
My Comm. Expires Dec 27, 2026
Bonded through National Notary Assn.

_____
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 21 day of January, 20 26

Rev. 4-30-09

PROPERTY OWNER
LETTER OF AUTHORIZATION

APPLICATION REQUEST:

Rezone and Comprehensive Plan Amendment

AFFECTED PROPERTY: List the Parcel/Tax IDs that are subject to this Letter of Authorization. If there are more than four Parcel/Tax IDs, complete additional Letters of Authorization containing the additional Parcels/Tax IDs.

24-35-01-25-13-3

24-35-01-25-13-2

24-35-01-25-13-1

24-35-01-25-12-18

STATE OF Florida COUNTY OF Brevard

I, Dale L Morris of _____ being first duly sworn, depose and say that I am the fee simple owner of the above-described property, and I hereby authorize

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Dale L Morris
(OWNER SIGNATURE)

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ✓ OR Produced Identification ✓

Type of I.D. Produced _____

AMBER E ARAUZ
Notary Public - State of Florida
Commission # HH 526244
My Comm. Expires Dec 27, 2026
Bonded through National Notary Assn.

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 27 day of January, 20 26

Rev. 4-30-09

PROPERTY OWNER
LETTER OF AUTHORIZATION

APPLICATION REQUEST:

Rezone and Comprehensive Plan Amendment

AFFECTED PROPERTY: List the Parcel/Tax IDs that are subject to this Letter of Authorization. If there are more than four Parcel/Tax IDs, complete additional Letters of Authorization containing the additional Parcels/Tax IDs.

24-35-01-25-13-7

24-35-01-25-13-6

24-35-01-25-13-5

24-35-01-25-13-4

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24-35-01-25-13-20

24-35-01-25-13-21

24-35-01-25-13-22

24-35-01-25-13-23

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24-35-01-25-13-25

24-35-01-25-13-9

24-35-01-25-13-8

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24-35-01-25-14-3

24-35-01-25-13-18

24-35-01-25-13-19

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24-35-01-25-14-8

24-35-01-25-14-7

24-35-01-25-14-5

STATE OF Florida COUNTY OF Brevard.

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Dale L Morris
(OWNER SIGNATURE)

Personally Known ✓ OR Produced Identification ✓

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(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 27 day of January, 20 26

Rev. 4-30-09

DESIGNATION OF AGENT AFFIDAVIT
AUTHORIZATION TO ACT AS APPLICANT
BEFORE THE
BOARD OF ADJUSTMENT/ PLANNING AND ZONING BOARD
LOCAL PLANNING AGENCY/ CITY COUCIL

DATE: 1/26/26

Before me, the undersigned authority personally appeared Lori Morris who being by me duly sworn on oath, deposes and says:

1. That Lori Morris is the fee-simple owner of the property legally described in this Petition/Application for Annexation (hereinafter, the "Owner").

2. That Owner desires approval of this Petition to allow the annexation of:

   Property located off Grissom Parkway parcel ID list attached
   [Description of real property].

3. That Owner has appointed Alex Goetz of KPM Franklin [Corporate or Business Entity] to act on his or her behalf in all respects to accomplish the above and to execute any documents necessary to affect the application and to appear on his or her behalf before any administrative or legislative body in the City considering this application.

4. That Owner understands that irrespective of the appointment of an agent, the Owner shall be required to comply with all ordinances, regulations, and provisions of the City of Cocoa, Florida.

SIGNATURE _____
(Signature of Owner)

Printed Name: LORI MORRIS

By Its: _____

Sworn to and subscribed before me by means of ✓ physical presence or ___ online notarization, this 27 **day of** January, 2026, **by** Lori Morris.

NOTARY PUBLIC,
STATE OF FLORIDA
Commission Number:
Expiration Date:

_____
(Signature of Notary Public)

AMBER E ARAUZ
Notary Public - State of Florida
Commission # HH 526244
My Comm. Expires Dec 27, 2026
Bonded through National Notary Assn.

PETITION FOR VOLUNTARY ANNEXATION

The undersigned petitioners, being the owner(s) of the described real property situated in an unincorporated area of Brevard County, Florida, which is contiguous to the present boundaries of the City of Cocoa, Florida, do hereby petition the City of Cocoa, Florida, to annex said property into the corporate limits of the City of Cocoa, pursuant to and in accordance with the provisions of Chapter 171, Florida Statutes, to wit:

Subject Property Description: Tax Parcel Identification Number Please refer to attached map and chart depicting properties **, located in unincorporated Brevard County, generally at** Grissom Parkway and Al Kleinfeldt Way .
Address (if available): _____.
Legal Description as attached.

Petitioner(s) further acknowledge and agree as follows:

(1) Petitioner is the owner of the Subject Property and, if a corporation, limited liability company, trust, or other entity, is duly authorized to enter into transactions on behalf of, or otherwise act for or bind, the entity, and that all corporate or entity actions required to be accomplished to authorize the action taken herein have, in fact, been taken, and that the City shall have the right to rely on the Petitioner's signature ascribed below as obligating the Petitioner and the Subject Property to the terms and conditions herein stated.

(2) Upon acceptance of this Petition by the City Council of the City of Cocoa, Florida, this Petition shall be irrevocable, and shall constitute an unconditional, continuous, and perpetual request to annex the Subject Property into the municipal limits of the City of Cocoa that will be fulfilled only when the City has taken final action to annex the Subject Property.

(3) The City Council shall have the discretion to annex the Subject Property at such time as the City deems the Subject Property is suitable for annexation in accordance with law. However, this Petition shall not obligate the City to annex the Subject Property. Further, the City shall have the right to annex the Subject Property by using any applicable annexation procedure set forth in Chapter 171, Florida Statutes, as may be amended.

(4) At such time the Subject Property is annexed into the City, Petition understands that they will be subject to all of the existing and future laws, rules, and regulations which presently and from time to time in the future may be in effect within the City of Cocoa. The Subject Property shall be given a future land use designation and zoned under the Zoning Ordinance and Land Development Regulations of the City of Cocoa in accordance with law.

(5) This Petition shall be binding upon the parties, their successors, assignees, and legal representatives. The City of Cocoa shall have the right to record this Petition in the Official Records of Brevard County, Florida.

Further, the undersigned Petitioner(s) hereby certify that they have read and examined all of the statements and allegations in the foregoing Petition and Annexation Application on file with the City of Cocoa, including attachments, and after being duly sworn, depose and say that such statements are correct, complete, true, and voluntarily made with full knowledge thereof.

SIGNATURE _____
(Signature of Owner)

TITLE: _____

Sworn to and subscribed before me by means of ✓ **physical presence or** ___ **online notarization this** 27 **day of** January **,** 2026 **, by** Lori Morris .

NOTARY PUBLIC,
STATE OF FLORIDA
Commission Number:
Expiration Date:

_____
(Signature of Notary Public)

AMBER E ARAUZ
Notary Public - State of Florida
Commission # HH 526244
My Comm. Expires Dec 27, 2026
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PROPERTY OWNER
LETTER OF AUTHORIZATION

APPLICATION REQUEST:

Rezone and Comprehensive Plan Amendment

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24-35-01-25-12-6

24-35-01-25-12-5

24-35-01-25-12-4

24-35-01-25-12-3

STATE OF Florida COUNTY OF Brevard

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(OWNER SIGNATURE)

(Print, Type, or Stamp Commissioned Name of Notary Public)

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Notary Public - State of Florida
Commission # HH 526244
My Comm. Expires Dec 27, 2026
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Personally Known ☐ OR Produced Identification ☐

Type of I.D. Produced _____

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

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24-35-01-25-12-20

24-35-01-25-12-21

24-35-01-25-12-22

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L Morris
(OWNER SIGNATURE)

(Print, Type, or Stamp Commissioned Name of Notary Public)

✓ Personally Known ✓ OR Produced Identification ✓

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STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 21 day of 2026 January, ~~20~~

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24-35-01-25-12-23

24-35-01-25-12-24

24-35-01-25-12-25

24-35-01-25-12-7

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24-35-01-25-13-3

24-35-01-25-13-2

24-35-01-25-13-1

24-35-01-25-12-18

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24-35-01-25-13-25

24-35-01-25-13-9

24-35-01-25-13-8

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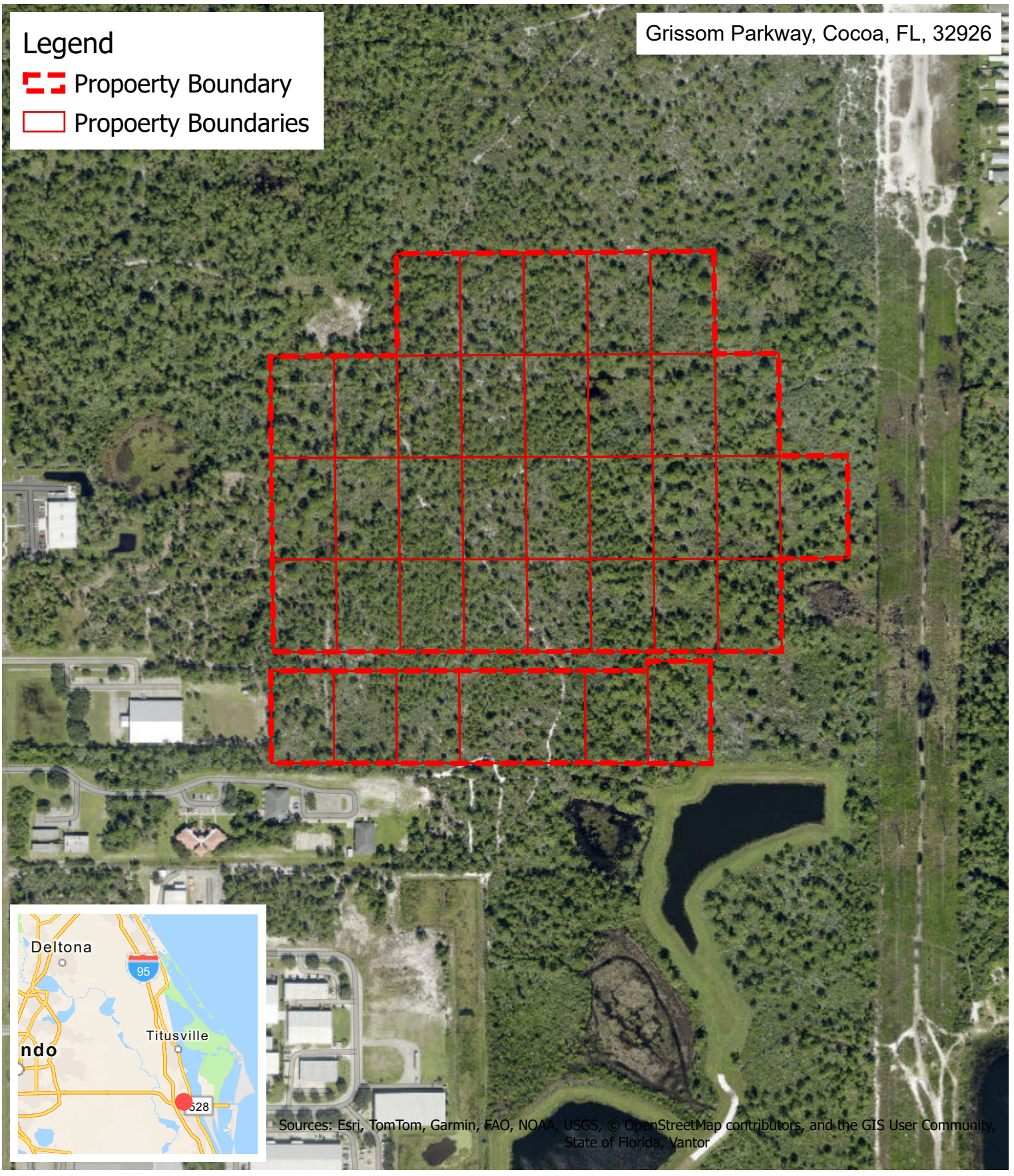


KPMFranklin
6300 Hazeltine National Drive, Suite 118
Orlando, Florida 32822
Office (407) 410-8624 | www.kpmfranklin.com

Grissom Pkwy Cocoa Site

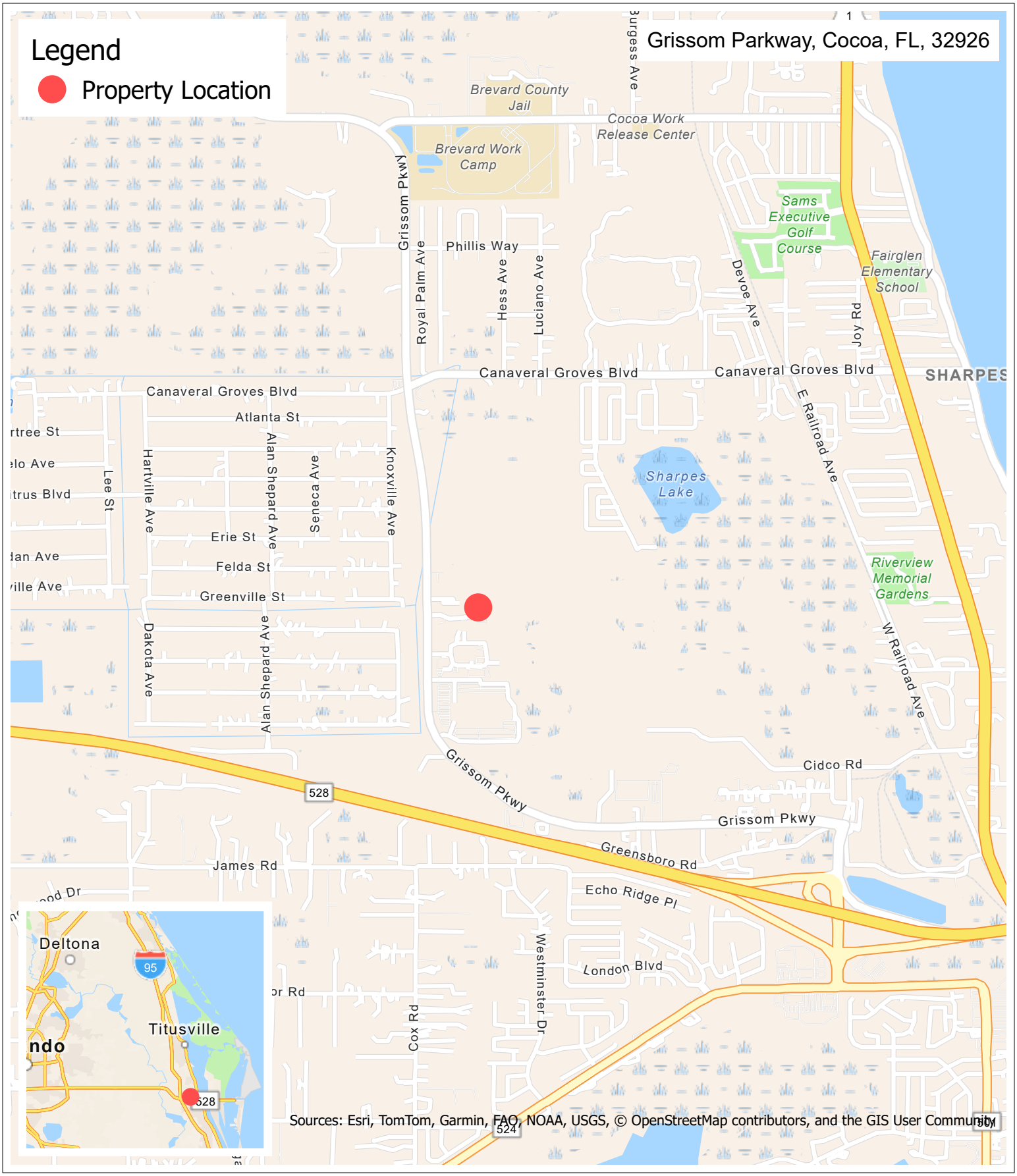
Brevard County, Florida

2024 Aerial Map

FIGURE - A2 | Mar 26, 2026

N
W E
S

400
Feet



KPMFranklin
6300 Hazeltine National Drive, Suite 118
Orlando, Florida 32822
Office (407) 410-8624 | www.kpmfranklin.com

Grissom Pkwy Cocoa Site

Brevard County, Florida

Location Map

FIGURE - A1 | Sep 4, 2025

N
W
E
S

0.5
Miles

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF

A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

NOT VALID WITHOUT ALL SHEETS

LEGAL DESCRIPTION:

CHICAGO TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NUMBER: 27908
COMMITMENT DATE: OCTOBER 22, 2025 @ 11:00 AM

PARCEL 1:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF, SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.

ALSO KNOWN AS TRACT 3, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 2:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF, SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 4, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 3:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 5, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 4:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 6, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 5:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 7, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

*PARCEL 6:
THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 18, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 7:
THE EAST 175 FEET OF THE WEST 1080 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 19, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 8:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 LESS THE SOUTH 30 FEET THEREOF OF THE SW 1/4 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 20, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 9:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 21, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 10:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SW 1/4 LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 22, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 11:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 14 LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 23, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 12:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 24, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 13:
THE EAST 175 FEET OF THE WEST 2130 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 25, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 15:
THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET AND THE EAST 30 FEET FOR ROAD, AND LESS THE WEST 2130 FEET, THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 1, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 16:
THE EAST 175 FEET OF THE WEST 2130 FEET FOR THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 2, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 17:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 3, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 18:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 4, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 19:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 5, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 20:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 6, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 21:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 7, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 22:
THE EAST 175 FEET OF THE WEST 1080 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 8, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 23:
THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 9, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 24:
THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 18, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 25:
THE EAST 175 FEET OF THE WEST 1080 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 19, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 26:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 20, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 27:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 21, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 28:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 22, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 29:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 23, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 30:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 24, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 31:
THE EAST 175 FEET OF THE WEST 2130 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 25, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 32:
THE EAST 173 FEET OF THE WEST 1933 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.

ALSO KNOWN AS TRACT 3, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 33:
THE EAST 173 FEET OF THE WEST 1760 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET AND LESS THE SOUTH 50 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 4, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 34:
THE EAST 173 FEET OF THE WEST 1587 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 5, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

AND

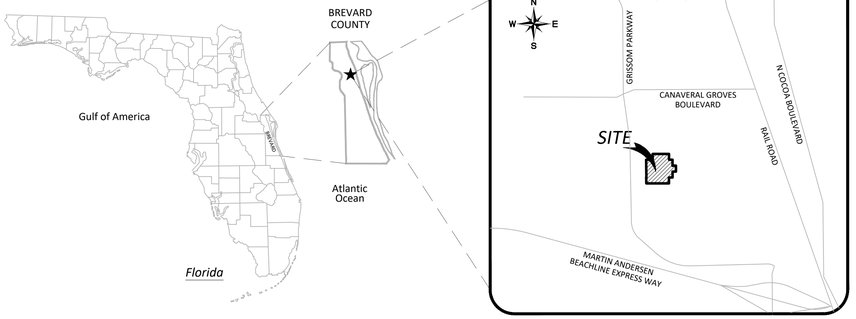
THE EAST 173 FEET OF THE WEST 1414 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 6, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 35:
THE EAST 173 FEET OF THE WEST 1241 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 7, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 36:
THE EAST 173 FEET OF THE WEST 1068 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 8, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 37:
THE EAST 173 FEET OF THE WEST 895 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 9, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

*APPARENT SCRIVENER'S ERROR FOUND FOR PARCEL 6. ORB 9732, PAGE 2204 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FL READS AS FOLLOWS: "THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, LESS ..."



VICINITY MAP

LEGAL DESCRIPTION:

(SURVEYOR'S DESCRIPTION)

A PORTION OF A PARCEL OF LAND SITUATE IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 633.18 FEET, TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID EAST LINE NORTH 89°55'46"WEST, 182.35 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47"EAST, 286.15 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°57'51"WEST, 1,400.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 0°43'30" WEST, 919.94 FEET TO A 5/8" IRON ROD AND CAP "ILLEGIBLE"; THENCE, SOUTH 89°55'46" EAST, 349.79 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 0°43'30" WEST, 309.29 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°55'46" EAST, 874.48 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°43'30" EAST, 309.29 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°55'46" EAST, 181.96 FEET; TO A 5/8"IRON ROD AND CAP "KPMF LB6605"; THENCE, SOUTH 00°22'47" EAST, 316.19 FEET, TO A 5/8"IRON ROD AND CAP "KPMF LB6605"; THENCE, SOUTH 89°55'46" EAST, 181.96 FEET TO A POINT SITUATE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 MARKED BY A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, ALONG SAID EAST LINE, SOUTH 0°22'47" EAST, 316.69 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,618,336 SQUARE FEET, 37.15 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL B

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 1, NORTH 89°57'51" WEST, 377.32 FEET, TO THE **POINT OF BEGINNING**; THENCE, CONTINUING ALONG SAID SOUTH LINE NORTH 89°57'51" WEST, 1,211.10 FEET TO A 5/8" IRON ROD AND CAP "LB 6544";THENCE, DEPARTING SAID SOUTH LINE NORTH 0°47'28" WEST, 286.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF KLINEFELDT RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 3589, PAGE 3866 MARKED WITH A 5/8"IRON ROD & CAP STAMPED "LB6544";THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 88°09'55" EAST, 8.33 FEET; THENCE, SOUTH 89°57'51" EAST, 1,031.82 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE NORTH 0°22'47" WEST, 30.00 FEET TO A TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°57'51" EAST, 173.01 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47" EAST, 317.15 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605" ALSO BEING THE **POINT OF BEGINNING.**

CONTAINING 353,239 SQUARE FEET, 8.11 ACRES, MORE OR LESS.

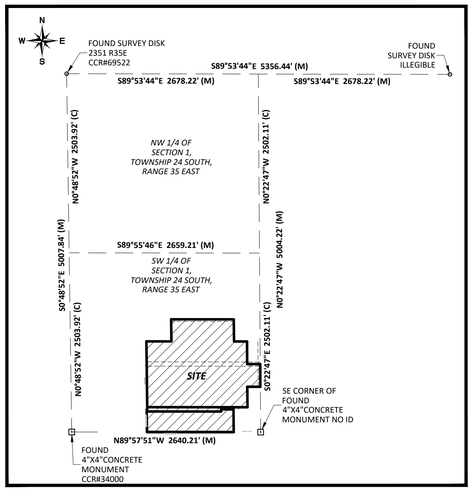
ALTA/NSPS TABLE A ITEMS:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. **(SHOWN ON MAP OF SURVEY)**
2. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. **(SHOWN ON MAP OF SURVEY)**
3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. **(SEE SURVEYOR'S REPORT NUMBER 12)**
4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). **(AS SHOWN HEREON)**
6. (a) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. **(NO SUCH REPORT PROVIDED TO THIS SURVEYOR)**
   (b) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. **(NO SUCH REPORT PROVIDED TO THIS SURVEYOR)**
7. (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. **(NO BUILDING ON SUBJECT PARCELS AT TIME OF SURVEY)**
   (b) SQUARE FOOTAGE OF:
   (1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. **(NO BUILDING ON SUBJECT PARCELS AT TIME OF SURVEY)**
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). **(NONE FOUND AT TIME OF SURVEY)**
9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. **(NONE FOUND AT TIME OF SURVEY)**
11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
   (a) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION) **(NO SUCH REPORT PROVIDED TO THIS SURVEYOR)**
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL." **(SHOWN ON MAP OF SURVEY)**
16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **(NONE FOUND AT TIME OF SURVEY)**
18. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF TH

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

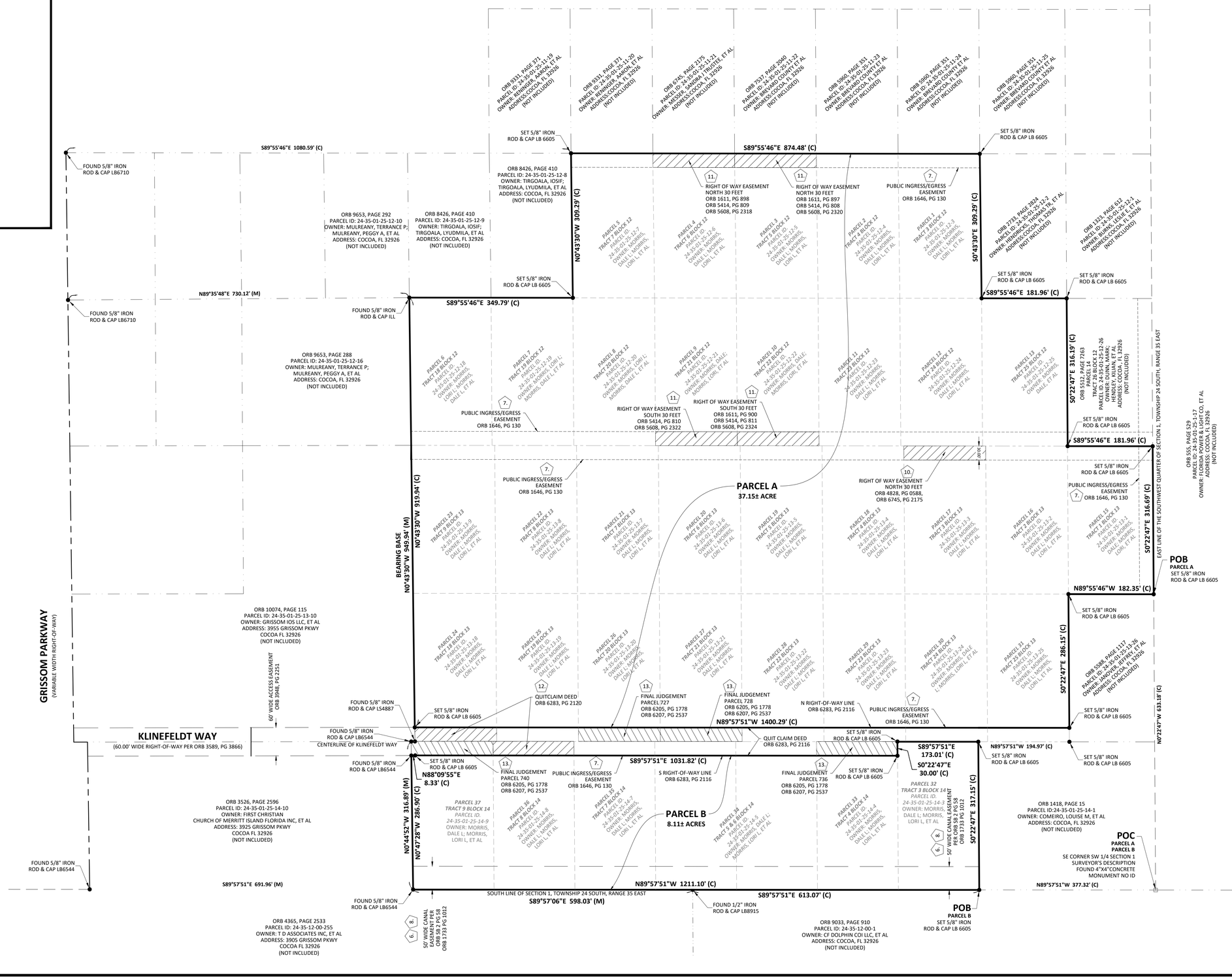
OF

A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA
NOT VALID WITHOUT ALL SHEETS



SECTION REFERENCE MAP

SCALE 1"=1000'



THIS SHEET IS PART OF A 4-SHEET SET AND IS NOT VALID WITHOUT ALL OTHER SHEETS OF THIS SET.

S:\GEOSPATIAL & LAND SURVEYING\25-0290.001 GRISSOM PARKWAY, COCOA, FL\DWG (SURVEY)\25-0290.001 GRISSOM PARKWAY_REV7.DWG – 2/10/2026 2:41 PM

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REV NO.	DATE:	DESCRIPTION
10		
9		
8	2-9-26	REVISED EASEMENT GRAPHICS BASED ON LEGAL REVIEW
7	2-6-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
6	2-4-26	REVISED INTERIOR PARCEL DISPLAY
5	1-27-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
4	1-22-26	UPDATED LEGAL DESCRIPTION
3	1-21-26	ADDED TREE SAMPLE AREAS
2	12-15-25	BOUNDARY MODIFICATION, ADDED TOPOGRAPHIC DATA
1		

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

GRISSOM PARKWAY, COCOA, FL

CAUTION

0 1/2 1

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DATE:	11-20-2025
JOB NO: NO:	25-0290.001
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DRAWN:	AR
APPROVED:	MWH
SHEET NO:	2 OF 4
REV:	7

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF

A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA
NOT VALID WITHOUT ALL SHEETS

N
W E
S

0 100' 200'
GRAPHIC SCALE
IN FEET
1 INCH = 100 FEET

ORB 9331, PAGE 371
PARCEL ID: 24-35-01-25-12-19
OWNER: RENINGER, AARON, ET AL
ADDRESS:COCOA, FL 32926
(NOT INCLUDED)

ORB 9331, PAGE 371
PARCEL ID: 24-35-01-25-12-20
OWNER: RENINGER, AARON, ET AL
ADDRESS:COCOA, FL 32926
(NOT INCLUDED)

ORB 6745, PAGE 2175
PARCEL ID: 24-35-01-25-12-21
OWNER: MERGER, SANDRA L TRUSTEE, ET AL
ADDRESS:COCOA, FL 32926
(NOT INCLUDED)

ORB 7537, PAGE 2040
PARCEL ID: 24-35-01-25-12-22
OWNER: BRD-MED COUNTY ET AL
ADDRESS:COCOA, FL 32926
(NOT INCLUDED)

ORB 5960, PAGE 351
PARCEL ID: 24-35-01-25-12-23
OWNER: BRD-MED COUNTY ET AL
ADDRESS:COCOA, FL 32926
(NOT INCLUDED)

ORB 5960, PAGE 351
PARCEL ID: 24-35-01-25-12-24
OWNER: BRD-MED COUNTY ET AL
ADDRESS:COCOA, FL 32926
(NOT INCLUDED)

ORB 5960, PAGE 351
PARCEL ID: 24-35-01-25-12-25
OWNER: BREVARD COUNTY ET AL
ADDRESS:COCOA, FL 32926
(NOT INCLUDED)

SITE BENCHMARK #2
AERIAL TARGET
NORTHING= 1,486,262.56'
EASTING= 725,681.60'
EL=29.41'

ORB 8426, PAGE 410
PARCEL ID: 24-35-01-25-12-8
OWNER: TIRGOALA, IOSIF;
TIRGOALA, LYUDMILA, ET AL
ADDRESS: COCOA, FL 32926
(NOT INCLUDED)

ORB 9653, PAGE 292
PARCEL ID: 24-35-01-25-12-10
OWNER: MULREANY, TERRANCE P;
MULREANY, PEGGY A, ET AL
ADDRESS: COCOA, FL 32926
(NOT INCLUDED)

ORB 8426, PAGE 410
PARCEL ID: 24-35-01-25-12-9
OWNER: TIRGOALA, IOSIF;
TIRGOALA, LYUDMILA, ET AL
ADDRESS: COCOA, FL 32926
(NOT INCLUDED)

ORB 2733, PAGE 2824
PARCEL ID: 24-35-01-25-12-2
OWNER: HENRICKS, THOMAS TR, ET AL
ADDRESS:COCOA, FL 32926
(NOT INCLUDED)

ORB 1323, PAGE 612
PARCEL ID: 24-35-01-25-12-1
OWNER: BURNS, LESLIE E, ET AL
ADDRESS:COCOA, FL 32926
(NOT INCLUDED)

ORB 9653, PAGE 288
PARCEL ID: 24-35-01-25-12-16
OWNER: MULREANY, TERRANCE P;
MULREANY, PEGGY A, ET AL
ADDRESS: COCOA, FL 32926
(NOT INCLUDED)

ORB 5512, PAGE 7263
PARCEL 14
TRACT 25 SECT 12
PARCEL ID: 24-35-01-25-32-26
OWNER: DUNN, MARK;
HERRELL, JULIE, ET AL
ADDRESS: COCOA, FL 32926
(NOT INCLUDED)

ORB 555, PAGE 529
PARCEL ID: 24-35-01-25-12-17
OWNER: FLORIDA POWER & LIGHT CO, ET AL
ADDRESS: COCOA, FL 32926
(NOT INCLUDED)

ORB 10074, PAGE 115
PARCEL ID: 24-35-01-25-13-10
OWNER: GRISSOM IOS LLC, ET AL
ADDRESS: 3955 GRISSOM PKWY
COCOA FL 32926
(NOT INCLUDED)

GRISSOM PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)

CATCH BASIN
TOP GRATE EL=31.85'

CATCH BASIN
TOP GRATE EL=32.89'

CATCH BASIN
TOP GRATE EL=32.47'

ASPHALT PARKING

CATCH BASIN
TOP GRATE EL=32.72'

MES

FD

KLINEFELDT WAY
(60.00' WIDE RIGHT-OF-WAY PER ORB 3589, PG 3866)

MES

CATCH BASIN
TOP GRATE EL=31.98'

ASPHALT ROADWAY

CONCRETE DRIVEWAY

CONCRETE SIDEWALK

ORB 5388, PAGE 1117
PARCEL ID: 24-35-01-25-13-26
OWNER: PINDER, JEFFREY, ET AL
ADDRESS: COCOA, FL 32926
(NOT INCLUDED)

ORB 3526, PAGE 2596
PARCEL ID: 24-35-01-25-14-10
OWNER: FIRST CHRISTIAN
CHURCH OF MERRITT ISLAND FLORIDA INC, ET AL
ADDRESS: 3925 GRISSOM PKWY
COCOA FL 32926
(NOT INCLUDED)

ORB 1418, PAGE 15
PARCEL ID:24-35-01-25-14-1
OWNER: COMEIRO, LOUISE M, ET AL
ADDRESS: COCOA, FL 32926
(NOT INCLUDED)

ORB 4365, PAGE 2533
PARCEL ID: 24-35-12-00-255
OWNER: T D ASSOCIATES INC, ET AL
ADDRESS: 3905 GRISSOM PKWY
COCOA FL 32926
(NOT INCLUDED)

SITE BENCHMARK #1
AERIAL TARGET
NORTHING= 1,484,775.13'
EASTING= 725,681.02'
EL=36.20'

ORB 9033, PAGE 910
PARCEL ID: 24-35-12-00-1
OWNER: CF DOLPHIN COI LLC, ET AL
ADDRESS: COCOA, FL 32926
(NOT INCLUDED)

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REV NO.		DATE:
8		
7		
6		
5		
4		
3		
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REV NO.		DATE:
10		
9		
8	REVISED EASEMENT GRAPHICS BASED ON LEGAL REVIEW	2-9-26
7	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION	2-6-26
6	REVISED INTERIOR PARCEL DISPLAY	2-4-26
5	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION	1-27-26
4	UPDATED LEGAL DESCRIPTION	1-22-26
3	ADDED TREE SAMPLE AREAS	1-21-26
2	BOUNDARY MODIFICATION, ADDED TOPOGRAPHIC DATA	12-15-25
1		

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

GRISSOM PARKWAY, COCOA, FL

CAUTION
0 1/2 1
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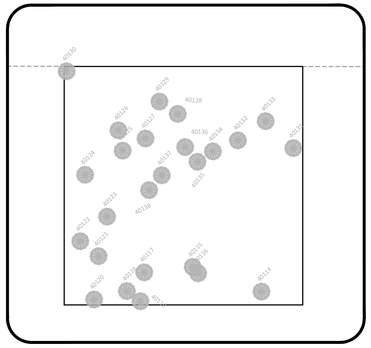
DESIGN:	
DRAWN:	AR
APPROVED:	MWH
SHEET NO:	3 OF 4
REV:	7

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF

A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

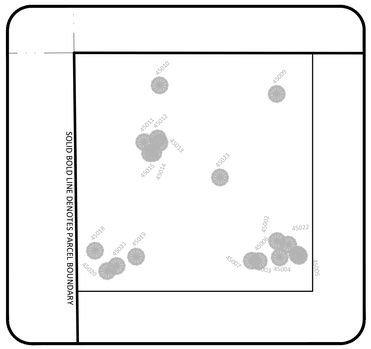
NOT VALID WITHOUT ALL SHEETS



TREE SAMPLE AREA 1

1 INCH = 30 FEET

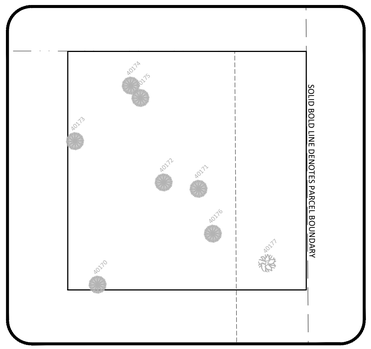
TREE SAMPLE AREA 1		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40114	PINE TREE	6
40115	PINE TREE	7
40116	PINE TREE	6
40117	PINE TREE	7
40118	PINE TREE	6
40119	PINE TREE	6
40120	PINE TREE	6
40121	PINE TREE	6
40122	PINE TREE	6
40123	PINE TREE	7
40124	PINE TREE	6
40125	PINE TREE	7
40126	PINE TREE	6
40127	PINE TREE	12
40128	PINE TREE	12
40129	PINE TREE	6
40130	PINE TREE	6
40131	PINE TREE	6
40132	PINE TREE	7
40133	PINE TREE	8
40134	PINE TREE	6
40135	PINE TREE	6
40136	PINE TREE	6
40137	PINE TREE	6
40138	PINE TREE	6



TREE SAMPLE AREA 2

1 INCH = 30 FEET

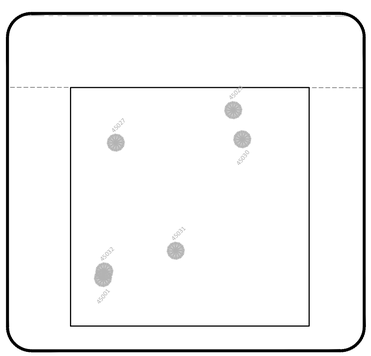
TREE SAMPLE AREA 2		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
45002	PINE TREE	6
45003	PINE TREE	8
45004	PINE TREE	10
45005	PINE TREE	6
45006	PINE TREE	10
45007	PINE TREE	10
45009	PINE TREE	8
45010	PINE TREE	10
45011	PINE TREE	12
45012	PINE TREE	8
45013	PINE TREE	6
45014	PINE TREE	10
45015	PINE TREE	8
45018	PINE TREE	8
45019	PINE TREE	6
45020	PINE TREE	6
45021	PINE TREE	6
45022	PINE TREE	6
45023	PINE TREE	8



TREE SAMPLE AREA 3

1 INCH = 30 FEET

TREE SAMPLE AREA 3		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40170	PINE TREE	14
40171	PINE TREE	12
40172	PINE TREE	7
40173	PINE TREE	12
40174	PINE TREE	12
40175	PINE TREE	12
40176	PINE TREE	6
40177	OAK TREE	6

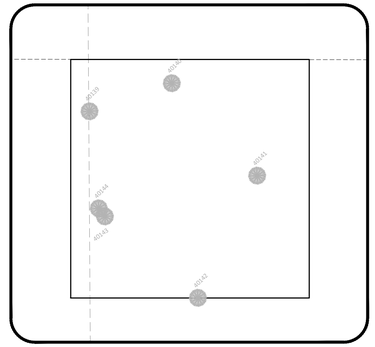


TREE SAMPLE AREA 4

1 INCH = 30 FEET

TREE SAMPLE AREA 4		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
45001	PINE TREE	8
45027	PINE TREE	6
45029	PINE TREE	14
45030	PINE TREE	12
45031	PINE TREE	6
45032	PINE TREE	8

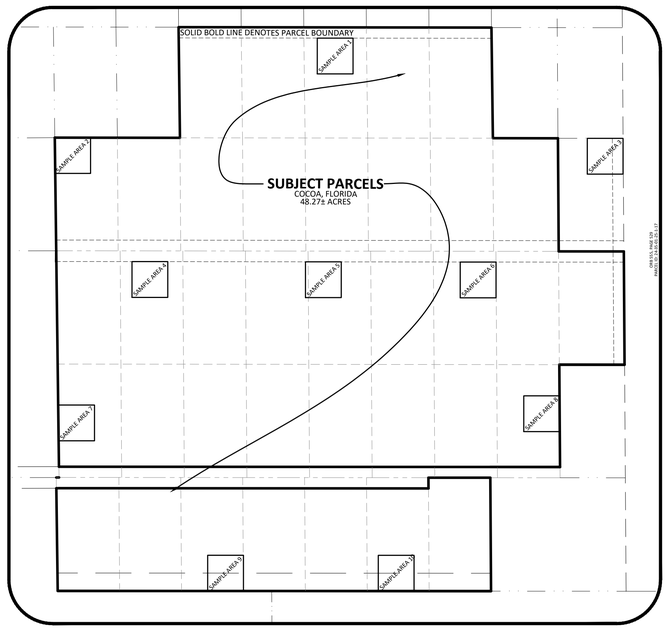
THIS SHEET IS PART OF A 4-SHEET SET AND IS NOT VALID WITHOUT ALL OTHER SHEETS OF THIS SET.



TREE SAMPLE AREA 5

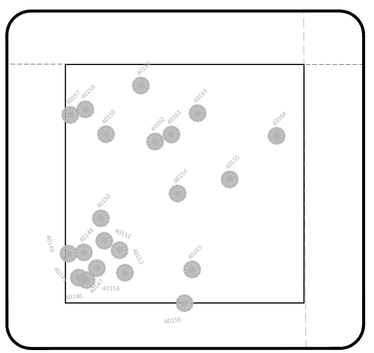
1 INCH = 30 FEET

TREE SAMPLE AREA 5		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40139	PINE TREE	6
40140	PINE TREE	8
40141	PINE TREE	8
40142	PINE TREE	7
40143	PINE TREE	8
40144	PINE TREE	6



SAMPLE AREA KEY MAP

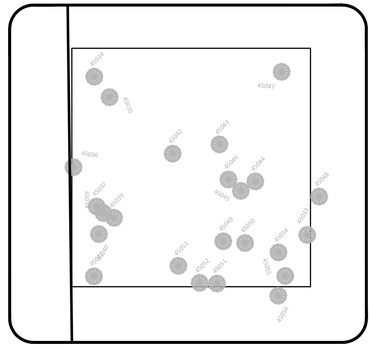
NOT TO SCALE



TREE SAMPLE AREA 6

1 INCH = 30 FEET

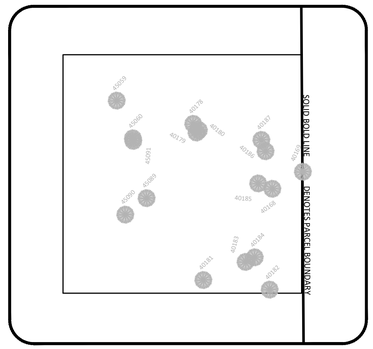
TREE SAMPLE AREA 6		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40145	PINE TREE	12
40146	PINE TREE	8
40147	PINE TREE	14
40148	PINE TREE	8
40149	PINE TREE	7
40150	PINE TREE	6
40151	PINE TREE	8
40152	PINE TREE	8
40153	PINE TREE	10
40154	PINE TREE	7
40155	PINE TREE	12
40156	PINE TREE	16
40157	PINE TREE	12
40158	PINE TREE	12
40159	PINE TREE	6
40160	PINE TREE	6
40161	PINE TREE	10
40162	PINE TREE	8
40163	PINE TREE	12
40164	PINE TREE	8
40165	PINE TREE	6



TREE SAMPLE AREA 7

1 INCH = 30 FEET

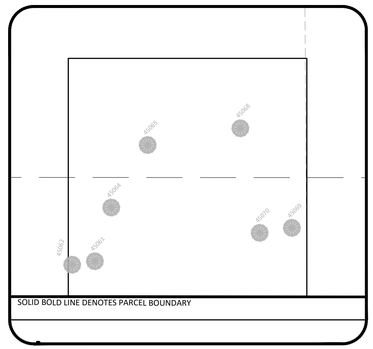
TREE SAMPLE AREA 7		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
45033	PINE TREE	10
45034	PINE TREE	6
45035	PINE TREE	6
45036	PINE TREE	10
45037	PINE TREE	12
45038	PINE TREE	8
45039	PINE TREE	6
45040	PINE TREE	10
45041	PINE TREE	12
45042	PINE TREE	10
45043	PINE TREE	10
45044	PINE TREE	12
45045	PINE TREE	6
45046	PINE TREE	8
45047	PINE TREE	8
45048	PINE TREE	12
45049	PINE TREE	6
45050	PINE TREE	10
45051	PINE TREE	10
45052	PINE TREE	10
45053	PINE TREE	10
45054	PINE TREE	8
45055	PINE TREE	10
45056	PINE TREE	8



TREE SAMPLE AREA 8

1 INCH = 30 FEET

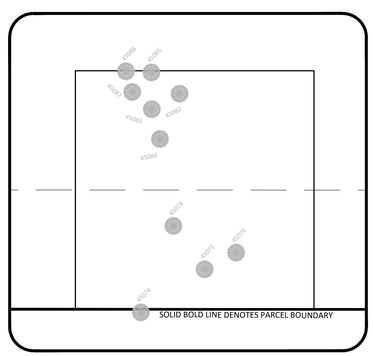
TREE SAMPLE AREA 8		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40168	PINE TREE	12
40169	PINE TREE	12
40178	PINE TREE	12
40179	PINE TREE	8
40180	PINE TREE	6
40181	PINE TREE	12
40182	PINE TREE	8
40183	PINE TREE	12
40184	PINE TREE	24
40185	PINE TREE	12
40186	PINE TREE	12
40187	PINE TREE	14
45059	PINE TREE	12
45060	PINE TREE	8
45089	PINE TREE	10
45090	PINE TREE	24
45091	PINE TREE	12



TREE SAMPLE AREA 9

1 INCH = 30 FEET

TREE SAMPLE AREA 9		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
45061	PINE TREE	8
45062	PINE TREE	5
45064	PINE TREE	9
45065	PINE TREE	8
45068	PINE TREE	12
45069	PINE TREE	7
45070	PINE TREE	5



TREE SAMPLE AREA 10

1 INCH = 30 FEET

TREE SAMPLE AREA 10		
POINT NUMBER	TREE TYPE	TREE SIZE
45074	PINE TREE	15
45075	PINE TREE	15
45076	PINE TREE DOUBLE	13 & 9
45078	PINE TREE	14
45082	PINE TREE	7
45083	PINE TREE	8
45084	PINE TREE	6
45086	PINE TREE	7
45087	PINE TREE	6
45088	PINE TREE	6

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KISSIMMEE, FL 32741
PHONE (407)846-1216
COA 32059 LB 6605

REV NO.	DATE	
8	DATE:	
7	DATE:	
6	DATE:	REVISED EASEMENT GRAPHICS BASED ON LEGAL REVIEW
5	DATE: 2-9-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
4	DATE: 2-6-26	REVISED INTERIOR PARCEL DISPLAY
3	DATE: 2-4-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
2	DATE: 1-27-26	UPDATED LEGAL DESCRIPTION
1	DATE: 1-22-26	ADDED TREE SAMPLE AREAS
	DATE: 12-15-25	BOUNDARY MODIFICATION, ADDED TOPOGRAPHIC DATA

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

GRISSOM PARKWAY, COCOA, FL

CAUTION

0 1/2 1

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SHEET NO:	4 OF 4
REV:	7

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CHICAGO TITLE INSURANCE COMPANY®

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
CHICAGO TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

CHICAGO TITLE INSURANCE COMPANY

By: Michael J. Nolan
President

ATTEST: Marjorie Nemzura
Marjorie Nemzura
Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

THE TELEPHONE NUMBER TO PRESENT INQUIRIES OR OBTAIN INFORMATION ABOUT COVERAGE AND TO PROVIDE ASSISTANCE IS 1-800-669-7450

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AMERICAN LAND TITLE ASSOCIATION

CHICAGO TITLE INSURANCE COMPANY®

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I—Requirements; and
f. Schedule B, Part II—Exceptions; and
g. a counter-signature by the Company or its issuing agent that may be in electronic form.

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4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I—Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. ARBITRATION
The Policy contains an arbitration clause as follows:

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*

c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

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CHICAGO TITLE INSURANCE COMPANY®

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Federal Title Insurance Agency, Inc.
Issuing Office:1193 South U.S. Highway #1, Rockledge, Florida 32955
Issuing Office's ALTA® Registry ID:1034665:
Loan ID Number:
Commitment Number: 12773265
Issuing Office File Number: 27908
Property Address: None, Cocoa, Florida 32926
Revision Number: 1

SCHEDULE A

1. Commitment Date: February 2, 2026

2. Policy to be issued:
   a. 2021 ALTA® Owner's Policy with Florida Modifications
      Proposed Insured: Park Industrial LLC, a Florida limited liability company
      Proposed Amount of Insurance: $10,000,000.00
      The estate or interest to be insured: Fee Simple
   b. 2021 ALTA® Loan Policy with Florida Modifications
      Proposed Insured:
      Proposed Amount of Insurance:
      The estate or interest to be insured:

3. The estate or interest in the Land at the Commitment Date is: Fee Simple

4. The Title is, at the Commitment Date, vested in:
Dale L. Morris a/k/a Dale Morris and Lori L. Morris a/k/a Lori Morris (As to Parcels 1 to 12; 15 to 37) and Dale Morris (As to Parcel 13).

5. The Land is described as follows:

Parcel 1:
The East 175 feet of the West 1955 feet of the East 7/8 of the South 1/2 of the South 1/2 of the North 1/2 of the SW 1/4, Less the North 30 feet thereof, Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 3, Block 12, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 2:
The East 175 feet of the West 1780 feet of the East 7/8 of the South 1/2 of the South 1/2 of the North 1/2 of the SW 1/4, Less the North 30 feet thereof, Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 4, Block 12, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
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Parcel 3:
The East 175 feet of the West 1605 feet of the East 7/8 of the South 1/2 of the South 1/2 of the North 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 5, Block 12, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 4:
The East 175 feet of the West 1430 feet of the East 7/8 of the South 1/2 of the South 1/2 of the North 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 6, Block 12, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 5:
The East 175 feet of the West 1255 feet of the East 7/8 of the South 1/2 of the South 1/2 of the North 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 7, Block 12, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 6:
The East 175 feet of the West 905 feet of the East 7/8 of the North 1/2 of the South 1/2 of the SW 1/4 Less the South 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 18, Block 12, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 7:
The East 175 feet of the West 1080 feet of the East 7/8 of the North 1/2 of the North 1/2 of the South 1/2 of the SW 1/4 Less the South 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 19, Block 12, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 8:
The East 175 feet of the West 1255 feet of the East 7/8 of the North 1/2 of the North 1/2 of the South 1/2 Less the South 30 feet thereof of the SW 1/4 of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 20, Block 12, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 9:
The East 175 feet of the West 1430 feet of the East 7/8 of the North 1/2 of the North 1/2 of the South 1/2 of the SW 1/4 Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 21, Block 12, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 10:
The East 175 feet of the West 1605 feet of the East 7/8 of the North 1/2 of the North 1/2 of the South 1/2 of SW 1/4 Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 22, Block 12, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
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Parcel 11:
The East 175 feet of the West 1780 feet of the East 7/8 of the North 1/2 of the North 1/2 of the South 1/2 of the SW 14 Less the South 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 23, Block 12, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 12:
The East 175 feet of the West 1955 feet of the East 7/8 of the North 1/2 of the North 1/2 of the South 1/2 of the SW 1/4, Less the South 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 24, Block 12, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 13:
The East 175 feet of the West 2130 feet of the East 7/8 of the North 1/2 of the North 1/2 of the South 1/2 of the SW 1/4, Less the South 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 25, Block 12, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 14:

Intentionally Deleted.

Parcel 15:
The East 7/8 of the South 1/2 of the North 1/2 of the South 1/2 of the SW 1/4, Less the North 30 feet and the East 30 feet for road, and Less the West 2130 feet, thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 1, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 16:
The East 175 feet of the West 2130 feet for the East 7/8 of the South 1/2 of the North 1/2 of the South 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 2, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 17:
The East 175 feet of the West 1955 feet of the East 7/8 of the South 1/2 of the North 1/2 of the south 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 3, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 18:
The East 175 feet of the West 1780 feet of the East 7/8 of the South 1/2 of the North 1/2 of the South 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 4, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
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Parcel 19:
The East 175 feet of the West 1605 feet of the East 7/8 of the South 1/2 of the North 1/2 of the South 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 5, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.

Parcel 20:
The East 175 feet of the West 1430 feet of the East 7/8 of the South 1/2 of the North 1/2 of the South 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 6, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.

Parcel 21:
The East 175 feet of the West 1255 feet of the East 7/8 of the South 1/2 of the North 1/2 of the South 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 7, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.

Parcel 22:
The East 175 feet of the West 1080 of the East 7/8 of the South 1/2 of the North 1/2 of the South 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 8, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.

Parcel 23:
The East 175 feet of the West 905 feet of the East 7/8 of the South 1/2 of the North 1/2 of the South 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 9, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.

Parcel 24:
The East 175 feet of the West 905 feet of the East 7/8 of the North 1/2 of the South 1/2 of the south 1/2 of the SW 1/4, Less the South 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida.
Also known as Tract 18, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.

Parcel 25:
The East 175 feet of the West 1080 feet of the East 7/8 of the North 1/2 of the South 1/2 of the South 1/2 of the SW 1/4, Less the South 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida.
Also known as Tract 19, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.

Parcel 26:
The East 175 feet of the West 1255 feet of the East 7/8 of the North 1/2 of the South 1/2 of the South 1/2 of the SW 1/4, Less the South 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida.
Also known as Tract 20, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.

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Parcel 27:
The East 175 feet of the West 1430 feet of the East 7/8 of the North 1/2 of the South 1/2 of the South 1/2 of the SW 1/4, Less the South 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida.
Also known as Tract 21, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 28:
The East 175 feet of the West 1605 feet of the East 7/8 of the North 1/2 of the South 1/2 of the South 1/2 of the SW 1/4, Less the South 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida.
Also known as Tract 22, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 29:
The East 175 feet of the West 1780 feet of the East 7/8 of the North 1/2 of the South 1/2 of the South 1/2 of the SW 1/4, Less the South 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida.
Also known as Tract 23, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 30:
The East 175 feet of the West 1955 feet of the East 7/8 of the North 1/2 of the South 1/2 of the South 1/2 of the SW 1/4, Less the South 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida.
Also known as Tract 24, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 31:
The East 175 feet of the West 2130 feet of the East 7/8 of the North 1/2 of the South 1/2 of the South 1/2 of the SW 1/4, Less the South 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida.
Also known as Tract 25, Block 13, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 32:
The East 173 feet of the West 1933 feet of the East 7/8 of the South 1/2 of the South 1/2 of the South 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130. Subject to an easement over the South 50 feet thereof to the public for use as a public drainage canal in perpetuity.
Also known as Tract 3, Block 14, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 33:
The East 173 feet of the West 1760 feet of the East 7/8 of the South 1/2 of the South 1/2 of the South 1/2 of the SW 1/4, Less the North 30 feet and Less the South 50 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130.
Also known as Tract 4, Block 14, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
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Parcel 34:
The East 173 feet of the West 1587 feet of the East 7/8 of the South 1/2 of the South 1/2 of the South 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130. Subject to an easement over the South 50 feet thereof to the public for use as a public drainage canal in perpetuity.
Also known as Tract 5, Block 14, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
AND
The East 173 feet of the West 1414 feet of the East 7/8 of the South 1/2 of the South 1/2 of the South 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130. Subject to an easement over the South 50 feet thereof to the public for use as a public drainage canal in perpetuity.
Also known as Tract 6, Block 14, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 35:
The East 173 feet of the West 1241 feet of the East 7/8 of the South 1/2 of the South 1/2 of the South 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130. Subject to an easement over the South 50 feet thereof to the public for use as a public drainage canal in perpetuity.
Also known as Tract 7, Block 14, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 36:
The East 173 feet of the West 1068 feet of the East 7/8 of the South 1/2 of the South 1/2 of the South 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130. Subject to an easement over the South 50 feet thereof to the public for use as a public drainage canal in perpetuity.
Also known as Tract 8, Block 14, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.
Parcel 37:
The East 173 feet of the West 895 feet of the East 7/8 of the South 1/2 of the South 1/2 of the South 1/2 of the SW 1/4, Less the North 30 feet thereof of Section 1, Township 24 South, Range 35 East, Brevard County, Florida, together with 1/2 of adjacent Roads per O.R. Book 1646, Page 130. Subject to an easement over the South 50 feet thereof to the public for use as a public drainage canal in perpetuity.
Also known as Tract 9, Block 14, of Canaveral Groves, unrecorded Subdivision, according to Survey Book 2, Page 58.

Federal Title Insurance Agency, Inc.

By:_____
Authorized Signatory

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

THE TELEPHONE NUMBER TO PRESENT INQUIRIES OR OBTAIN INFORMATION ABOUT COVERAGE AND TO PROVIDE ASSISTANCE IS 1-800-669-7450

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AMERICAN LAND TITLE ASSOCIATION

CHICAGO TITLE INSURANCE COMPANY®

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Will be satisfied at Closing.

2. Pay the agreed amount for the estate or interest to be insured.

Will be satisfied at Closing.

3. Pay the premiums, fees, and charges for the Policy to the Company.

Will be satisfied at Closing.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

A. Warranty Deed from Dale L. Morris a/k/a Dale Morris and Lori L. Morris a/k/a Lori Morris (As to Parcels 1 to 12; 15 to 37) and Dale Morris (As to Parcel 13) to Park Industrial LLC, a Florida limited liability company.

Will be satisfied at Closing.

5. Proof of payment of any outstanding assessments in favor of Brevard County, Florida, any special taxing district and any municipality.

Will be satisfied at Closing.

6. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing.

Will be satisfied at Closing.

7. The search did not disclose any open mortgages of record, therefore the Company reserves the right to require further evidence to confirm that the Land is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence. To delete this requirement, the title agent must confirm with the owner that the Land is free and clear of mortgages and include such a recitation in the title affidavit.

Note: All **2025 Property Taxes PAID in-Full for all Parcels.**

NOTE: Because the contemplated transaction involves an all-cash closing, the Company has not performed searches on the names of the purchasers/proposed insured. If the Company is asked to insure a Mortgage from said purchasers, we will require notification of same and we reserve the right to make additional requirements and/or exceptions which we may deem necessary after conducting name searches on the purchasers.

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The following note is for informational purposes only. The last conveyance of title that has been of record for more than 24 months and all subsequently recorded conveyances are (Chain of Title):

General Warranty Deed in Official Records Book 5331, Page 7939. (Parcel 1-2)
General Warranty Deed in Official Records Book 10207, Page 753 and Warranty Deed in Official Records Book 5608, Page 2320. (Parcel 3)
General Warranty Deed in Official Records Book 10207, Page 753 and Warranty Deed in Official Records Book 5414, Page 809. (Parcel 4)
General Warranty Deed in Official Records Book 10061, Page 1780 and Warranty Deed in Official Records Book 4901, Page 2516. (Parcel 5)
General Warranty Deed in Official Records Book 9732, Page 2204. (Parcel 6)
General Warranty Deed in Official Records Book 9732, Page 2203. (Parcel 7)
General Warranty Deed in Official Records Book 9732, Page 2202. (Parcel 8)
General Warranty Deed in Official Records Book 10207, Page 754 and Quit Claim Deed in Official Records Book 5608, Page 2322. (Parcel 9)
General Warranty Deed in Official Records Book 10207, Page 751 and Quit Claim Deed in Official Records Book 5608, Page 2324. (Parcel 10)
General Warranty Deed in Official Records Book 5331, Page 7939. (Parcel 11-12)
General Warranty Deed in Official Records Book 7158, Page 1219. (Parcel 13)

General Warranty Deed in Official Records Book 9816, Page 2672. (Parcel 15)
General Warranty Deed in Official Records Book 5325, Page 4490. (Parcel 16)
General Warranty Deed in Official Records Book 10230, Page 1913 and Warranty Deed in Official Records Book 6745, Page 2175. (Parcel 17)
General Warranty Deed in Official Records Book 10061, Page 1779 and Warranty Deed in Official Records Book 4901, Page 2492. (Parcel 18)
General Warranty Deed in Official Records Book 10127, Page 646; Death Certificate (Hector) in Official Records Book 2941, Page 1836 and Warranty Deed in Official Records Book 1485, Page 885. (Parcel 19)
General Warranty Deed in Official Records Book 10333, Page 1026 and Quit Claim Deed in Official Records Book 8839, Page 1102. (Parcel 20)
General Warranty Deed in Official Records Book 10333, Page 1025 and Quit Claim Deed in Official Records Book 8839, Page 1103. (Parcel 21)
General Warranty Deed in Official Records Book 10333, Page 1024 and Quit Claim Deed in Official Records Book 8839, Page 1101. (Parcel 22)
General Warranty Deed in Official Records Book 9816, Page 2672. (Parcel 23)
General Warranty Deed in Official Records Book 9816, Page 2673. (Parcel 24)
Warranty Deed in Official Records Book 5310, Page 3804. (Parcel 25)
General Warranty Deed in Official Records Book 5329, Page 4653. (Parcel 26)
General Warranty Deed in Official Records Book 5329, Page 1399. (Parcel 27)
General Warranty Deed in Official Records Book 5347, Page 2874. (Parcel 28)
General Warranty Deed in Official Records Book 5569, Page 6648. (Parcel 29-30)
General Warranty Deed in Official Records Book 5347, Page 2873. (Parcel 31)
General Warranty Deed in Official Records Book 10071, Page 505 and Tax Deed in Official Records Book 9742, Page 797. (Parcel 32)
General Warranty Deed in Official Records Book 5354, Page 5600. (Parcel 33)
General Warranty Deed in Official Records Book 5319, Page 5856. (Parcel 34)

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General Warranty Deed in Official Records Book 5353, Page 308. (Parcel 35)
General Warranty Deed in Official Records Book 9816, Page 2674. (Parcel 36)
General Warranty Deed in Official Records Book 5367, Page 2220. (Parcel 37)

NOTE: The Conveyances to Foreign Entities Act in sections 692.201 - 692.205, Florida Statutes (the "Act"), limits and regulates the purchase, sale and ownership of Florida real property by certain buyers who are associated with "foreign countries of concern," specifically the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro and the Syrian Arab Republic. In connection with the purchase of real property, the Act requires each buyer to provide an affidavit confirming the purchaser is in compliance with the Act. Any loss or damage resulting from a violation of the Act is excluded from coverage under the terms of the Policy.

NOTE: Section 695.26 (1)(c), F.S., provides that no instrument conveying, assigning, encumbering or otherwise disposing of an interest in real property which is executed or acknowledged in Florida shall be recorded by the clerk of court unless the post office address of each witness is legibly printed, typed or stamped upon the instrument. If an instrument containing one or more witnesses is recorded, the witnesses' addresses, as well as their names, should appear below their signatures. A business address may be used.

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CHICAGO TITLE INSURANCE COMPANY®

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.

   Will be Deleted from Owners Title Insurance Policy. (as described below under "Note: Exception 1")

2. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

   2026 Taxes will be prorated for the year between the buyer and seller based on the Closing date.

3. Standard Exceptions: **Items 3A, 3B, 3C, and 3D will be deleted from Owners Title Insurance Policy (as described below under "Notes on Standard Exceptions).**

   A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

   B. Rights or claims of parties in possession not shown by the public records.

   C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

   D. Taxes or assessments which are not shown as existing liens in the public records.

4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

   Will be Deleted from Owners Title Insurance Policy.

5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

   Will be Deleted from Owners Title Insurance Policy

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

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CHICAGO TITLE INSURANCE COMPANY®

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

6. Conditions, easements and other matters as contained on the survey of Canaveral Groves Subdivision, Section 1, Township 24 South, Range 35 East, recorded in Survey Book 2, Page 58, of the Public Records of Brevard County, Florida.

   Road Right-of-Way Easements are being addressed with Brevard County for vacation/release before Closing.

7. Rights and conditions of ingress and egress by means of Warranty Deed recorded in Official Records Book 1646, Page 130 (All Parcels).

   Will remain on Owners Title Insurance Policy.

8. Subject to drainage and canal easement contained in Warranty Deed recorded in Official Records Book 1733, Page 1012 (All Parcels).

   Drainage and Canal easements will have to be addressed with Brevard County for vacation/release.

9. Affidavit Regarding Unrecorded Map recorded in Official Records Book 1899, Page 449 (All Parcels).

   Will remain on Owners Title Insurance Policy.

10. Subject to rights of others to use the Easements as contained in Deeds recorded in Official Records Book 1611, Page 905; Official Records Book 3055, Page 4394; Official Records Book 3071, Page 2638; Official Records Book 4828, Page 588 and Official Records Book 6745, Page 2175 (Parcel 17).

    Road Right-of-Way Easements are being addressed with Brevard County for vacation/release before Closing.

11. Subject to rights of others to use Easements as contained in Deed recorded in Official Records Book 1611, Page 897, 898, 900 and 901; Official Records Book 5414, Page 808, 809, 810 and 811 and Official Records Book 5608, Page 2318, 2320, 2322 and 2324 (Parcels 3, 4, 9, 10).

    Road Right-of-Way Easements are being addressed with Brevard County for vacation/release before Closing.

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12. Quit Claim Deed recorded in Official Records Book 6283, Page 2120 (As to Parcels 24 and 36).

    The road right-of-way was deeded over to Brevard county. The releasing and vacating of these easements will have to be addressed with the County. (along Klinefeldt Way)

13. Intentionally Deleted.

14. Rights of others to use the waters of any water body extending from the insured land onto other lands.

    Will be Deleted from Owners Title Insurance Policy.

15. The nature, extent or existence of riparian rights or littoral rights is not insured.

    Will be Deleted from Owners Title Insurance Policy.

16. Quit Claim Deed recorded in Official Records Book 6283, Page 2116 (As to Parcels 25 to 31, Parcels 33 to 35, and 37).

    The road right-of-way was deeded over to Brevard county. The releasing and vacating of these easements will have to be addressed with the County. (along Klinefeldt Way)

17. Subject to rights of others to use the Easements as contained in Deeds recorded in Official Records Book 1611, Page 902 and Official Records Book 10071, Page 505 (Parcel 32).

    Road Right-of-Way Easements are being addressed with Brevard County for vacation/release before Closing or will be deeded over to Brevard County before Closing. (This parcel is located along Klinefeldt Way)

NOTE: All recording references in this form shall refer to the public records of Brevard County, Florida, unless otherwise noted.

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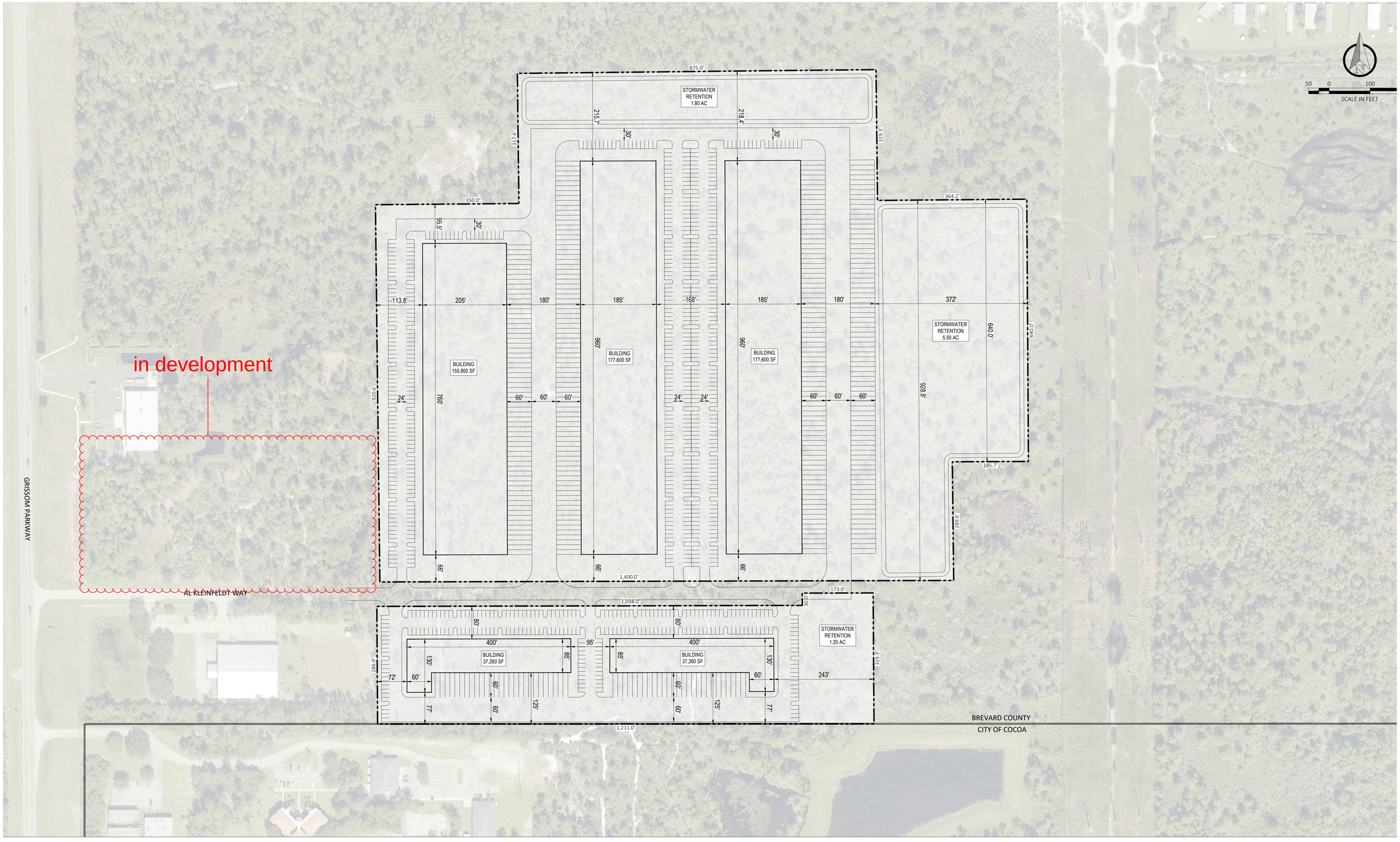
OBJECTID	Tax Account ID	Parcel IDs	Acres	Property Owner
1	2400740	24-35-01-25-14-9	1.14	Morris, Dale: Morris, Lori
2	2400739	24-35-01-25-14-8	1.14	Morris, Dale: Morris, Lori
3	2400738	24-35-01-25-14-7	1.14	Morris, Dale: Morris, Lori
4	2400737	24-35-01-25-14-5	2.28	Morris, Dale: Morris, Lori
5	2400736	24-35-01-25-14-4	1.14	Morris, Dale: Morris, Lori
6	2400735	24-35-01-25-14-3	1.15	Morris, Dale: Morris, Lori
7	2400725	24-35-01-25-13-18	1.15	Morris, Dale: Morris, Lori
8	2400726	24-35-01-25-13-19	1.15	Morris, Dale: Morris, Lori
9	2400727	24-35-01-25-13-20	1.15	Morris, Dale: Morris, Lori
10	2400728	24-35-01-25-13-21	1.16	Morris, Dale: Morris, Lori
11	2400729	24-35-01-25-13-22	1.16	Morris, Dale: Morris, Lori
12	2400730	24-35-01-25-13-23	1.16	Morris, Dale: Morris, Lori
13	2400731	24-35-01-25-13-24	1.16	Morris, Dale: Morris, Lori
14	2400732	24-35-01-25-13-25	1.16	Morris, Dale: Morris, Lori
15	2400718	24-35-01-25-13-9	1.15	Morris, Dale: Morris, Lori
16	2400717	24-35-01-25-13-8	1.15	Morris, Dale: Morris, Lori
17	2400716	24-35-01-25-13-7	1.15	Morris, Dale: Morris, Lori
18	2400715	24-35-01-25-13-6	1.16	Morris, Dale: Morris, Lori
19	2400714	24-35-01-25-13-5	1.16	Morris, Dale: Morris, Lori
20	2400713	24-35-01-25-13-4	1.16	Morris, Dale: Morris, Lori
21	2400712	24-35-01-25-13-3	1.16	Morris, Dale: Morris, Lori
22	2400711	24-35-01-25-13-2	1.16	Morris, Dale: Morris, Lori
23	2400710	24-35-01-25-13-1	1.03	Morris, Dale: Morris, Lori
24	2400701	24-35-01-25-12-18	1.15	Morris, Dale: Morris, Lori
25	2400702	24-35-01-25-12-19	1.15	Morris, Dale: Morris, Lori
26	2400703	24-35-01-25-12-20	1.15	Morris, Dale: Morris, Lori
27	2400704	24-35-01-25-12-21	1.16	Morris, Dale: Morris, Lori
28	2400705	24-35-01-25-12-22	1.16	Morris, Dale: Morris, Lori
29	2400706	24-35-01-25-12-23	1.16	Morris, Dale: Morris, Lori
30	2400707	24-35-01-25-12-24	1.16	Morris, Dale: Morris, Lori
31	2400708	24-35-01-25-12-25	1.16	Morris, Dale: Morris, Lori
32	2400691	24-35-01-25-12-7	1.15	Morris, Dale: Morris, Lori
33	2400690	24-35-01-25-12-6	1.16	Morris, Dale: Morris, Lori
34	2400689	24-35-01-25-12-5	1.16	Morris, Dale: Morris, Lori
35	2400688	24-35-01-25-12-4	1.16	Morris, Dale: Morris, Lori
36	2400687	24-35-01-25-12-3	1.16	Morris, Dale: Morris, Lori



CONCEPTUAL SITE PLAN
CITY OF COCOA I BREVARD COUNTY I FLORIDA

GRISSOM PKWY

PROJECT NO. 25-0290.MKT
PLAN SCALE: 1" = 100'
DATE: 9/15/25

DISCLAIMER: CONCEPTUAL SITE LAYOUT HAS BEEN PREPARED WITH THE BEST INFORMATION AVAILABLE AND DOES NOT REPRESENT FINAL ENGINEERING ELEMENTS. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING ANALYSIS AND SHALL ONLY BE UTILIZED AS AN ESTIMATE FOR DEVELOPMENT FEASIBILITY

KPMFrankl ENGINEERS • PLANNERS • SURVEY


NO PARKING
FIRE LANE


STOP


641






2170







ORDINANCE NO. 01-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; ANNEXING APPROXIMATELY 45.26 ACRES OF REAL PROPERTY GENERALLY LOCATED EAST OF GRISSOM PARKWAY, NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD; PROVIDING FOR THE AMENDMENT OF COCOA CHARTER, ARTICLE 1, *CITY BOUNDARIES*, TO INCORPORATE THE REAL PROPERTY INTO THE CITY BOUNDARIES; PROVIDING FOR THE FILING OF THE REVISED COCOA CHARTER WITH THE DEPARTMENT OF STATE AND AS ALSO REQUIRED BY LAW; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under Section 2(b), Article VIII, of the Constitution of the State of Florida to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Chapter 171, Florida Statutes, provides the exclusive method of municipal annexation, with the purpose of ensuring sound urban development and the efficient provision of municipal services; and

WHEREAS, this is a voluntary annexation which shall be processed pursuant to the annexation procedures contained in Section 171.044, Florida Statutes; and

WHEREAS, the City Council finds that the City has appropriately published the required legal advertisements for this annexation, twice in a newspaper of general circulation, pursuant to the procedures set forth in Section 171.044, Florida Statutes; and

WHEREAS, the City Council finds that the City has provided appropriate written notice of the subject annexation to the County Commission of Brevard County, Florida, at least 10 days prior to publishing this Ordinance, and has provided a copy of said notice to Brevard County via certified mail consistent with the notice requirements of Section 171.044, Florida Statutes; and

WHEREAS, the property subject to this Ordinance ("Subject Property") consists of thirty-six (36) lots totaling approximately 45.26 acres, more or less, and is legally described by metes and bounds and depicted on the map attached hereto as **EXHIBIT "A;"** and

WHEREAS, the Subject Property is located in unincorporated Brevard County, Florida; and

WHEREAS, the owners of the Subject Property to be annexed have filed with the City, and the City Council has previously accepted, a written irrevocable petition for annexation

consenting to the City's annexation of the Subject Property into the municipal boundaries of the City of Cocoa; and

WHEREAS, the City Council has determined that the subject real property is reasonably compact and contiguous with the boundaries of the City of Cocoa, will not create an enclave, and otherwise satisfies the requirements for voluntary annexation set forth in Chapter 171, Florida Statutes; and

WHEREAS, the City Council has determined that the annexation of the Subject Property has met all of the procedural requirements applicable to voluntary annexations as set forth in Florida Statutes Chapter 171, and that this annexation will promote sound urban development and efficient provision of urban services; and

WHEREAS, this annexation is in compliance and consistent with the goals and objectives of the City of Cocoa Comprehensive Plan, City Charter, and City Code; and

WHEREAS, upon adoption of this Ordinance, the municipal boundary lines of the City of Cocoa, contained in the City of Cocoa Charter, Article I, *City Boundaries*, shall be redefined to include the subject real property; and

WHEREAS, the City Council of the City of Cocoa, Florida, hereby finds that this Ordinance is in the best interests of the public health, safety, and welfare of the citizens of Cocoa, Florida.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are hereby fully incorporated herein by reference as legislative findings of the City Council of Council.

Section 2. Annexation of Real Property. The area of real property, which is more particularly described in the metes and bounds legal description and location map attached hereto as **EXHIBIT "A,"** is hereby annexed into the City of Cocoa by the City Council**. EXHIBIT "A,"** is hereby fully incorporated herein by this reference. The real property shall be known as existing within the boundaries of the City of Cocoa, Florida, from the effective date of this Ordinance.

Section 3. City Boundaries Redefined; Cocoa Charter Amended; Recording. Pursuant to section 166.031(3), Florida Statutes, and section 171.091, Florida Statutes, the City of Cocoa Charter, Article I, Section 1, shall hereby be amended to redefine the corporate boundaries of the City of Cocoa to include the area of real property described in Section 2 of this Ordinance. The City Clerk shall file the revised Cocoa Charter, Article I, Section 1, with the Department of State within thirty (30) days from the effective date of this Ordinance. The City Clerk shall also file this Ordinance with the Clerk of the Circuit Court of Brevard County, the Chief Administrator of Brevard County, and the Department of State within seven (7) days of the effective date. A copy

of the Ordinance shall also be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

Section 4. **Repeal of Prior Inconsistent Ordinances and Resolutions.** All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 5. **Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 6. **Effective Date.** This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2026.

_____
MICHAEL C. BLAKE
Mayor

ATTEST:

_____
MONICA ARSENAULT
City Clerk

EXHIBIT A

LEGAL DESCRIPTION AND DEPICTION OF SUBJECT PROPERTY TO BE ANNEXED

LEGAL DESCRIPTION:

(SURVEYOR'S DESCRIPTION)

A PORTION OF A PARCEL OF LAND SITUATE IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 633.18 FEET, TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID EAST LINE NORTH 89°55'46"WEST, 182.35 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47"EAST, 286.15 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°57'51"WEST, 1,400.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 0°43'30" WEST, 919.94 FEET TO A 5/8" IRON ROD AND CAP "ILLEGIBLE"; THENCE, SOUTH 89°55'46" EAST, 349.79 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 0°43'30" WEST, 309.29 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°55'46" EAST, 874.48 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°43'30" EAST, 309.29 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°55'46" EAST, 181.96 FEET; TO A 5/8"IRON ROD AND CAP "KPMF LB6605"; THENCE, SOUTH 00°22'47" EAST, 316.19 FEET, TO A 5/8"IRON ROD AND CAP "KPMF LB6605"; THENCE, SOUTH 89°55'46" EAST, 181.96 FEET TO A POINT SITUATE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 MARKED BY A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, ALONG SAID EAST LINE, SOUTH 0°22'47" EAST, 316.69 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,618,336 SQUARE FEET, 37.15 ACRES, MORE OR LESS.

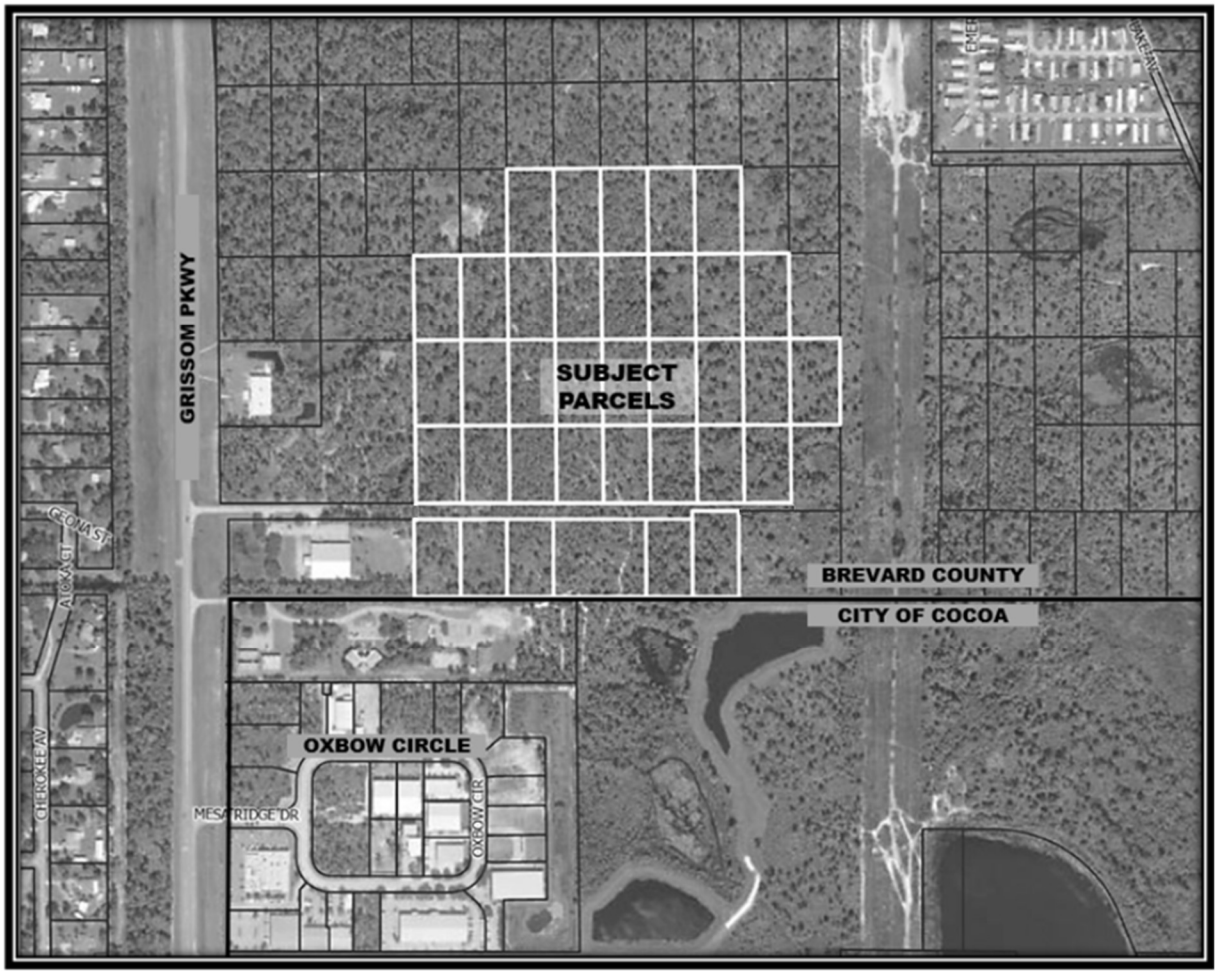
TOGETHER WITH:

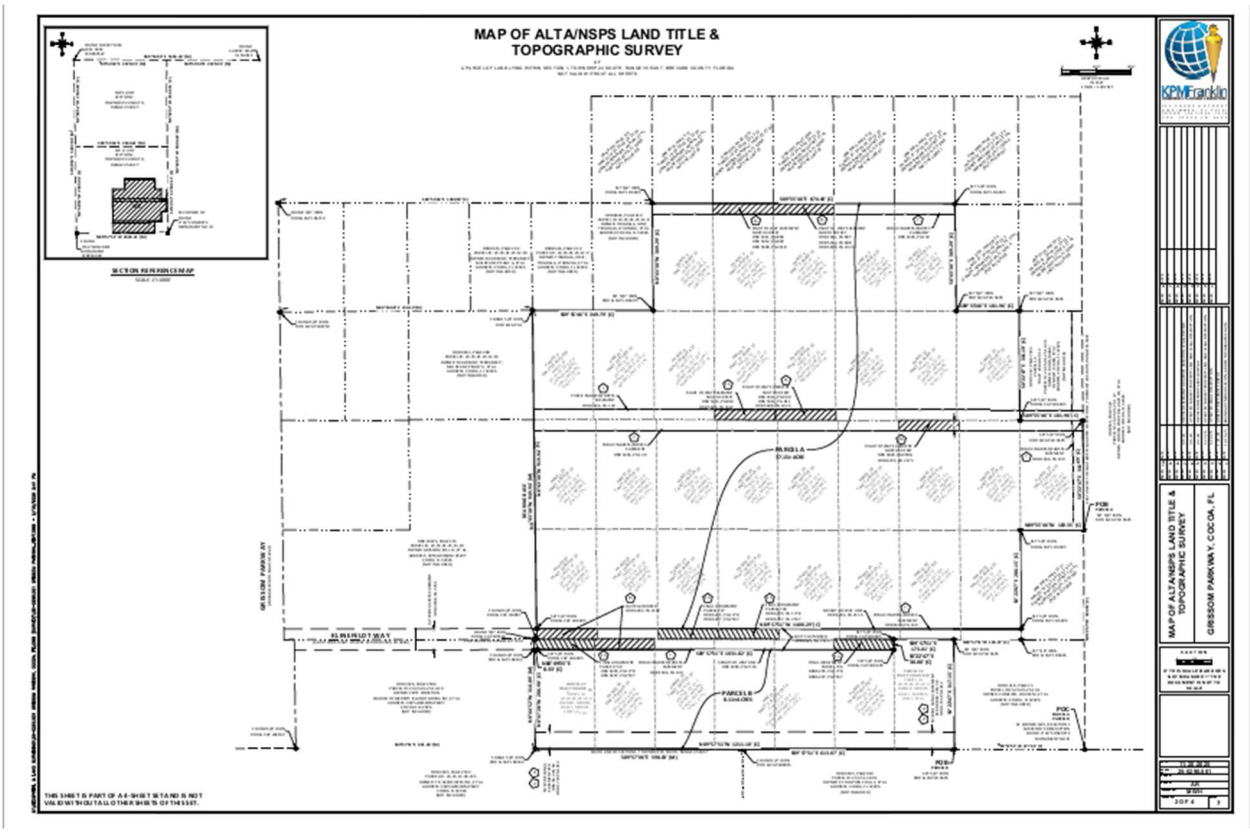
PARCEL B

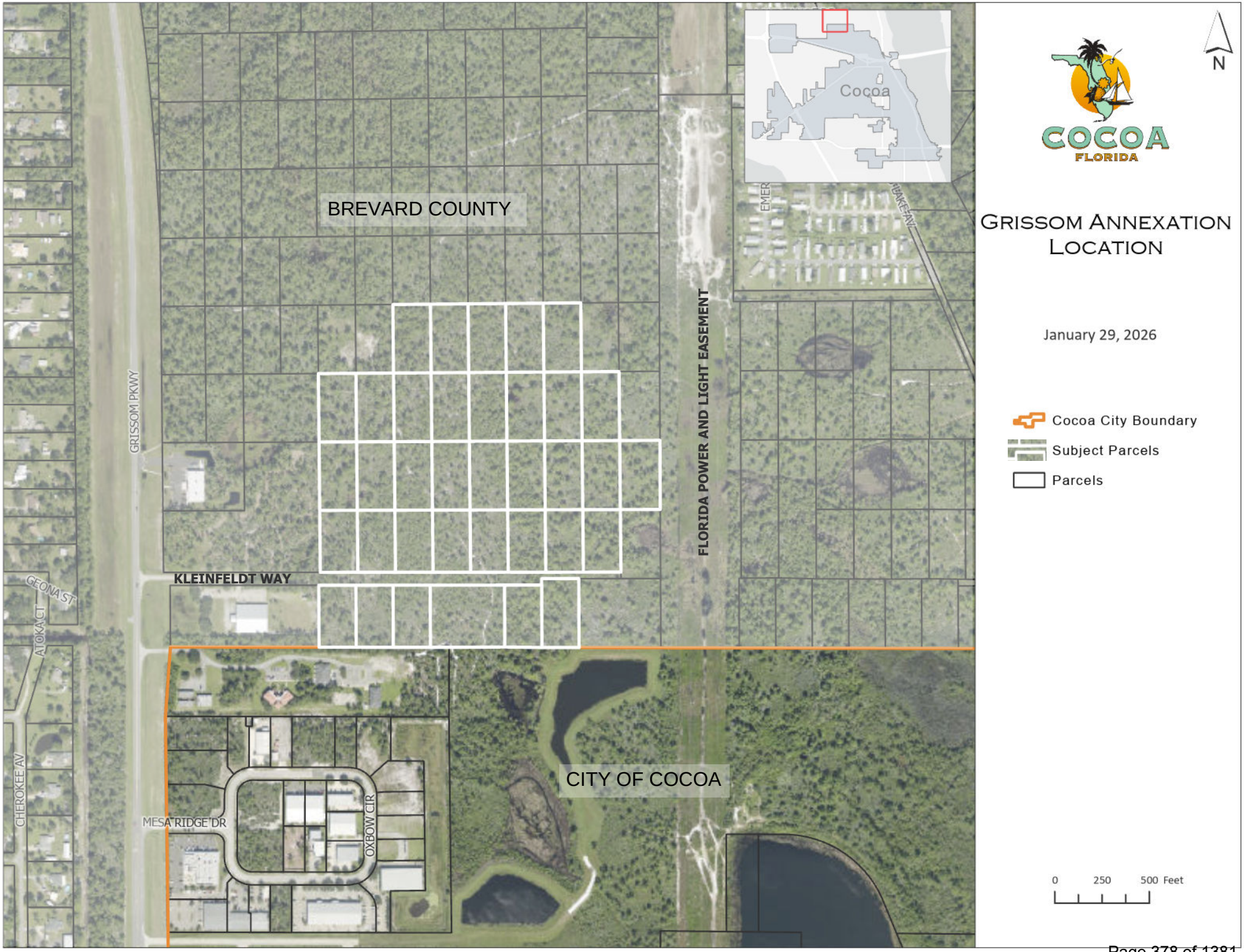
COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 1, NORTH 89°57'51" WEST, 377.32 FEET, TO THE **POINT OF BEGINNING**; THENCE, CONTINUING ALONG SAID SOUTH LINE NORTH 89°57'51" WEST, 1,211.10 FEET TO A 5/8" IRON ROD AND CAP "LB 6544";THENCE, DEPARTING SAID SOUTH LINE NORTH 0°47'28" WEST, 286.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF KLINEFELDT RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 3589, PAGE 3866 MARKED WITH A 5/8"IRON ROD & CAP STAMPED "LB6544";THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 88°09'55" EAST, 8.33 FEET; THENCE, SOUTH 89°57'51" EAST, 1,031.82 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE NORTH 0°22'47" WEST, 30.00 FEET TO A TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°57'51" EAST, 173.01 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47" EAST, 317.15 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605" ALSO BEING THE P**OINT OF BEGINNING.**

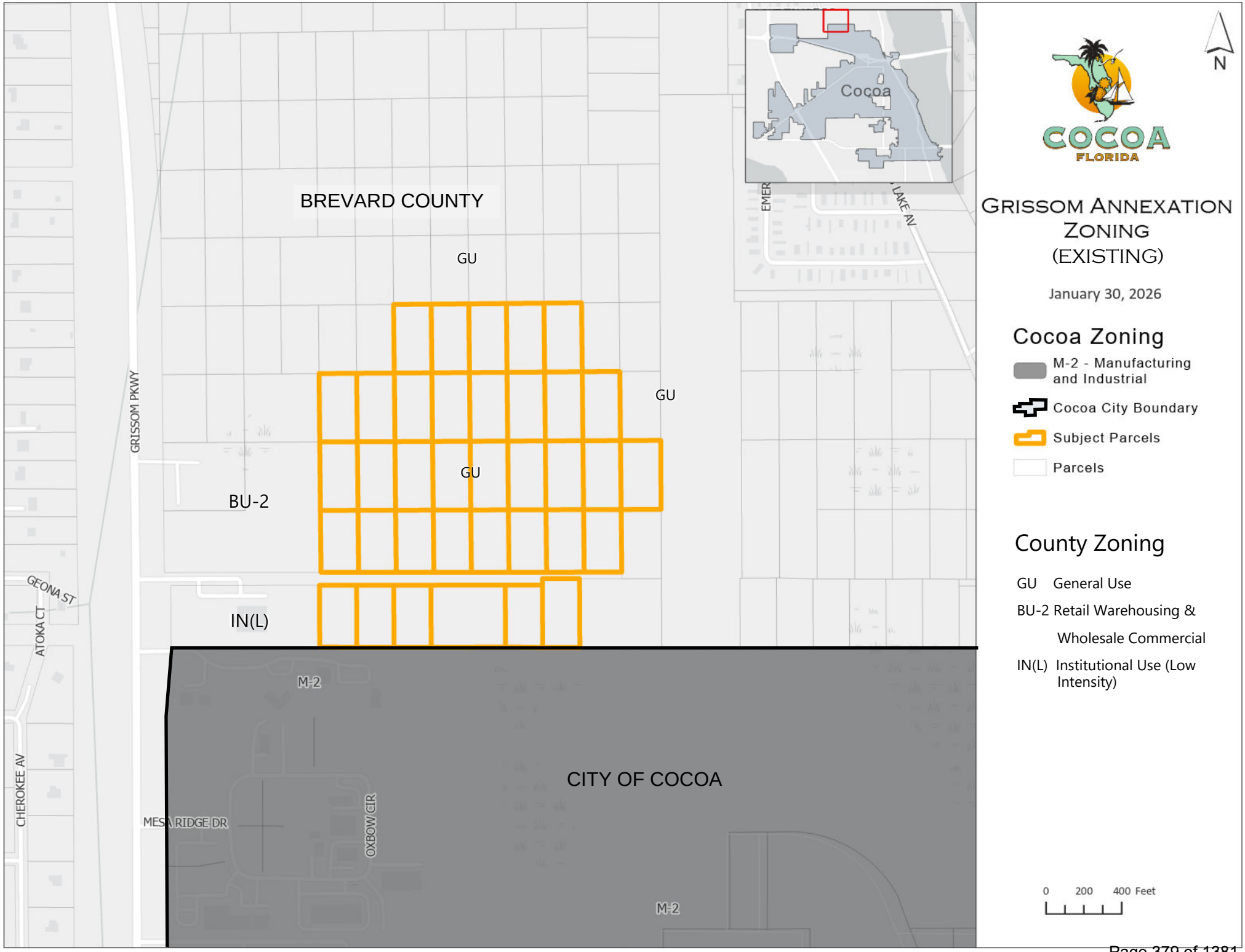
CONTAINING 353,239 SQUARE FEET, 8.11 ACRES, MORE OR LESS.

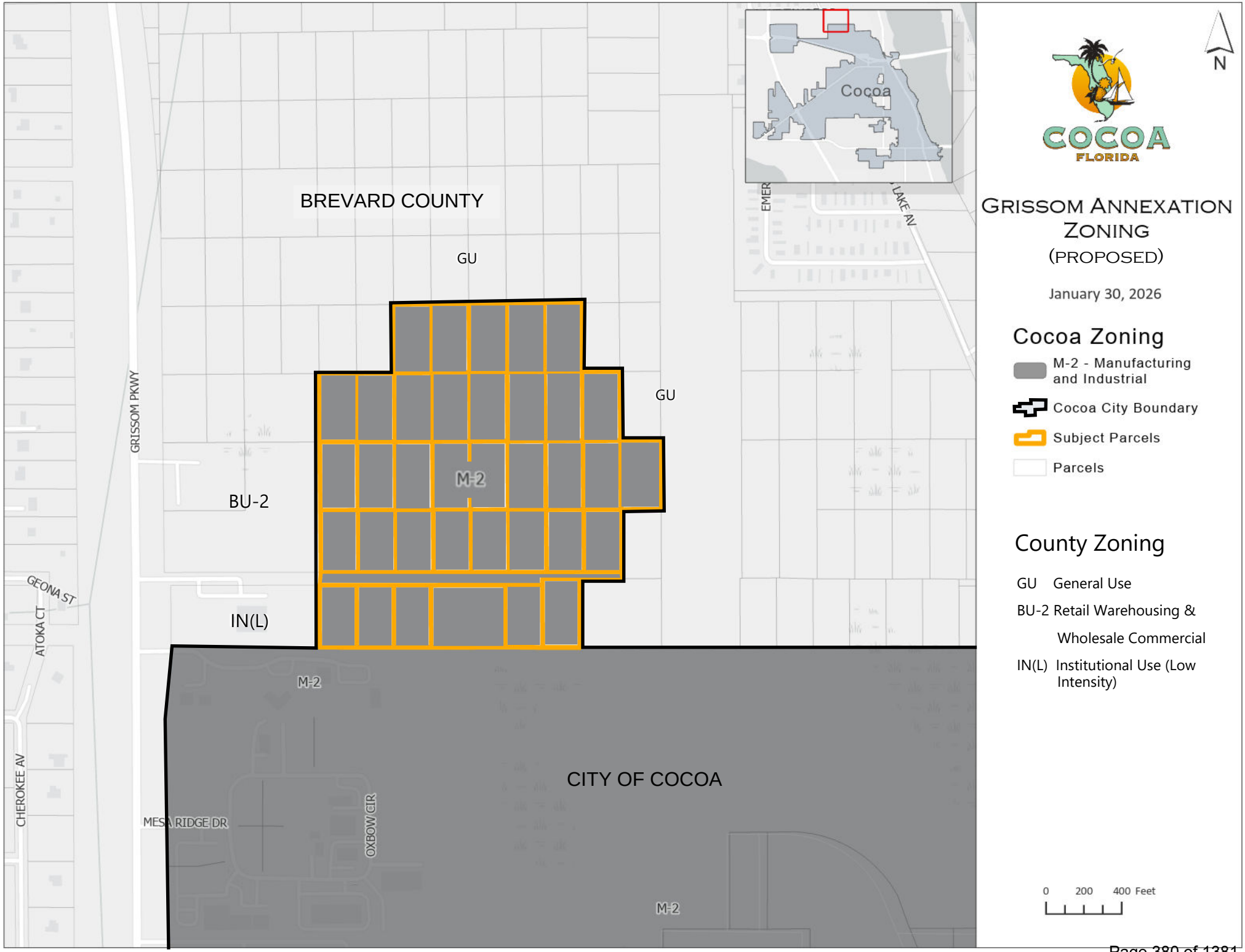
DEPICTION(S)


GRISSOM PKWY
SUBJECT PARCELS
BREVARD COUNTY
CITY OF COCOA
OXBOW CIRCLE
MESA RIDGE DR
OXBOW CIR
CHEROKEE AV
COCOA ST


MAP OF ALTA/NSPS LAND TITLE &
TOPOGRAPHIC SURVEY
KPM Franklin
MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
GRISSOM PARKWAY, COCOA, FL
ELWERTH DAVIS WAY
GRISSOM PARKWAY
PARCEL A
PARCEL B
POB
POC


BREVARD COUNTY
CITY OF COCOA
KLEINFELDT WAY
GRISSOM PKWY
FLORIDA POWER AND LIGHT EASEMENT
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
Cocoa
N
COCOA
FLORIDA
GRISSOM ANNEXATION LOCATION
January 29, 2026
Cocoa City Boundary
Subject Parcels
Parcels
0
250
500 Feet


BREVARD COUNTY
CITY OF COCOA
Cocoa
GU
GU
GU
BU-2
IN(L)
M-2
M-2
GRISSOM PKWY
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
EMER
LAKE AV
N
COCOA
FLORIDA
GRISSOM ANNEXATION
ZONING
(EXISTING)
January 30, 2026
Cocoa Zoning
M-2 - Manufacturing and Industrial
Cocoa City Boundary
Subject Parcels
Parcels
County Zoning
GU General Use
BU-2 Retail Warehousing & Wholesale Commercial
IN(L) Institutional Use (Low Intensity)
0 200 400 Feet


BREVARD COUNTY
GU
GU
M-2
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IN(L)
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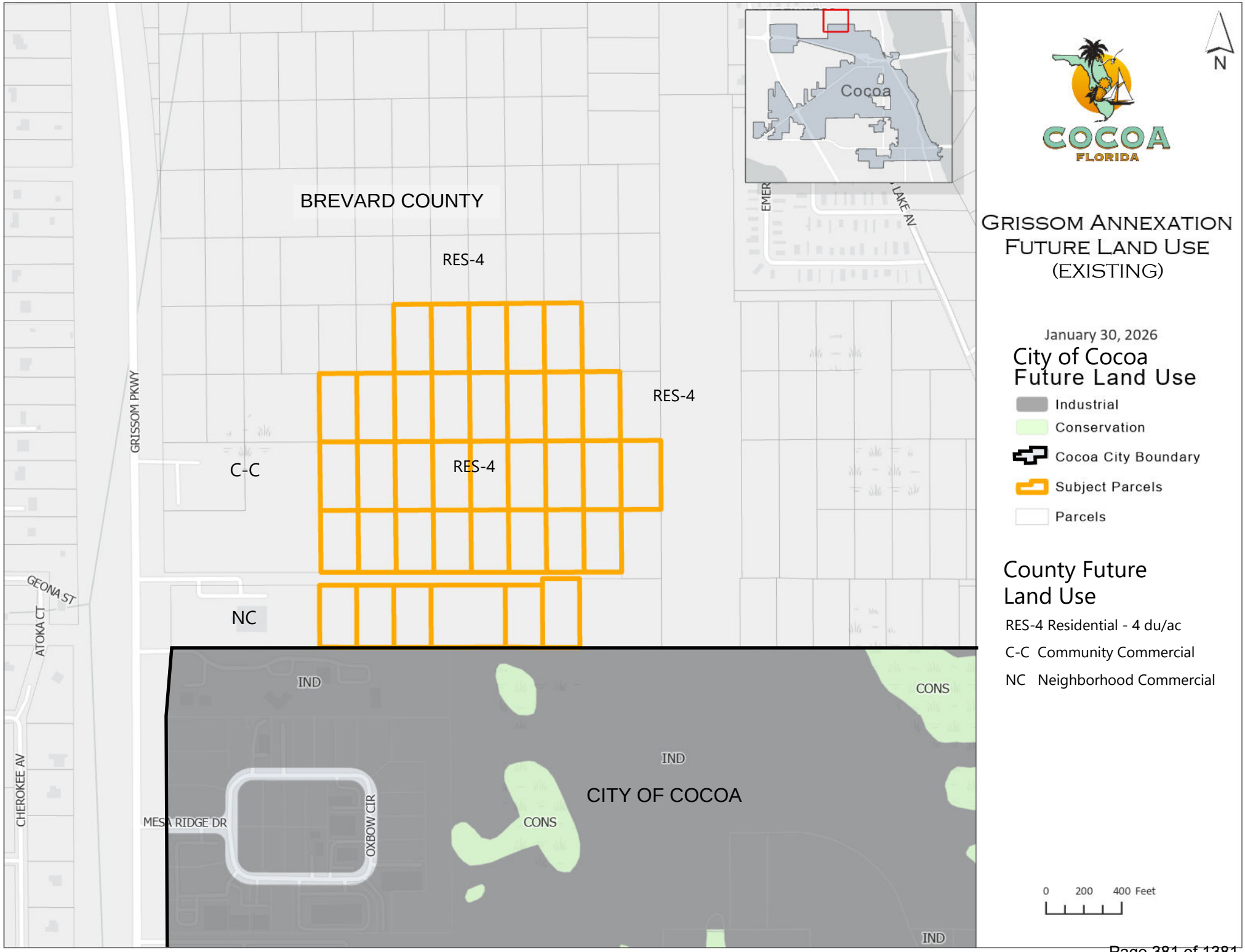
CITY OF COCOA
GRISSOM PKWY
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
EMER
LAKE AV
Cocoa
N
COCOA
FLORIDA
GRISSOM ANNEXATION ZONING
(PROPOSED)
January 30, 2026
Cocoa Zoning
M-2 - Manufacturing and Industrial
Cocoa City Boundary
Subject Parcels
Parcels
County Zoning
GU General Use
BU-2 Retail Warehousing & Wholesale Commercial
IN(L) Institutional Use (Low Intensity)
0 200 400 Feet


BREVARD COUNTY
RES-4
RES-4
RES-4
C-C
NC
GRISSOM PKWY
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
IND
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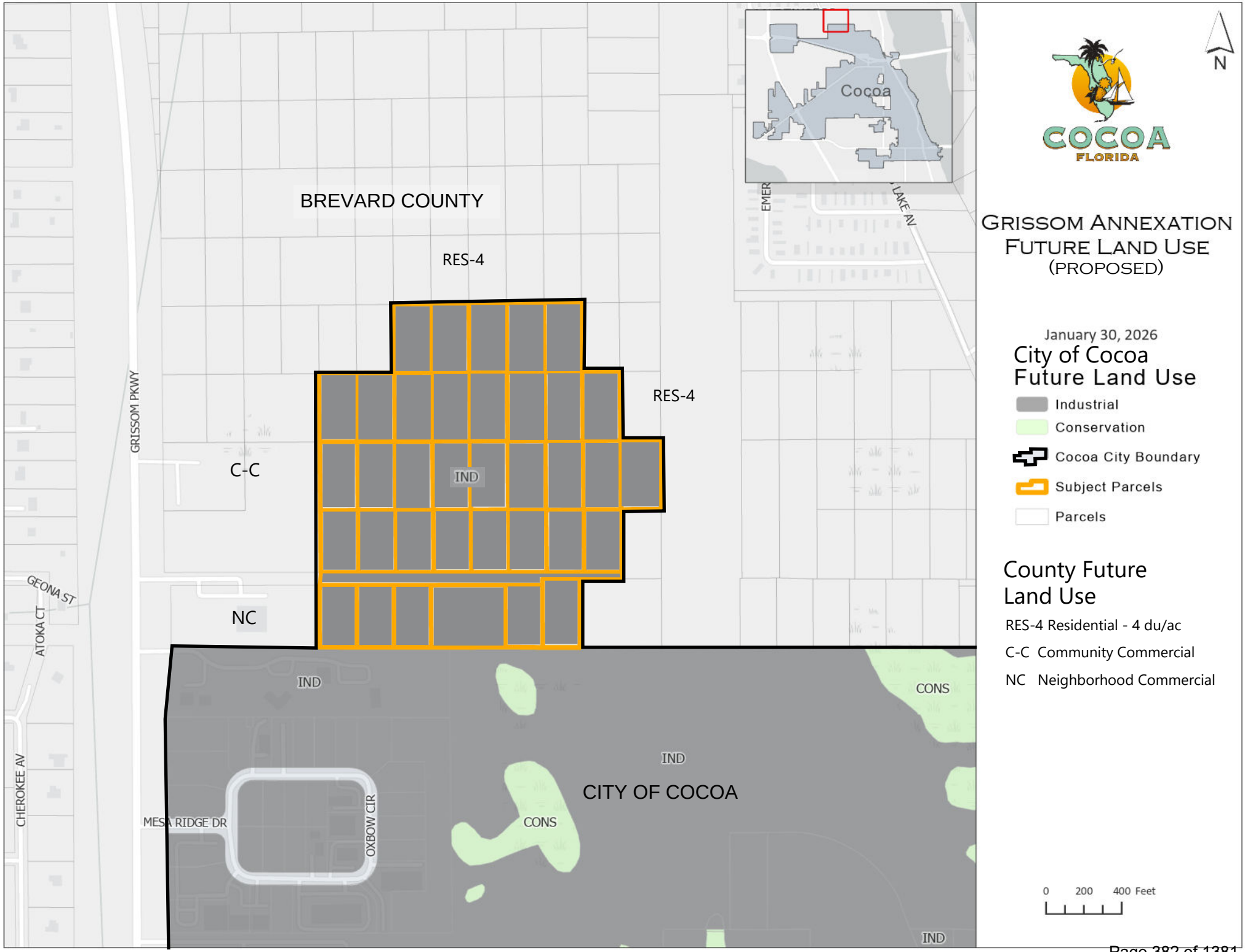
CONS
CITY OF COCOA
Cocoa
LAKE AV
N
COCOA
FLORIDA
GRISSOM ANNEXATION
FUTURE LAND USE
(EXISTING)
January 30, 2026
City of Cocoa
Future Land Use
Industrial
Conservation
Cocoa City Boundary
Subject Parcels
Parcels
County Future
Land Use
RES-4 Residential - 4 du/ac
C-C Community Commercial
NC Neighborhood Commercial
0 200 400 Feet


BREVARD COUNTY
RES-4
RES-4
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CITY OF COCOA
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GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
EMER
LAKE AV
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COCOA
FLORIDA
GRISSOM ANNEXATION
FUTURE LAND USE
(PROPOSED)
January 30, 2026
City of Cocoa
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Industrial
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Cocoa City Boundary
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Parcels
County Future
Land Use
RES-4 Residential - 4 du/ac
C-C Community Commercial
NC Neighborhood Commercial
0 200 400 Feet

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AFFIDAVIT OF PUBLICATION

Jennifer Webster, Planning & Zoning Dept.
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 03/31/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/31/2026

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

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Notary Public
State of Wisconsin

CITY OF COCOA
NOTICE OF PUBLIC HEARING
ANNEXATION OF REAL PROPERTY

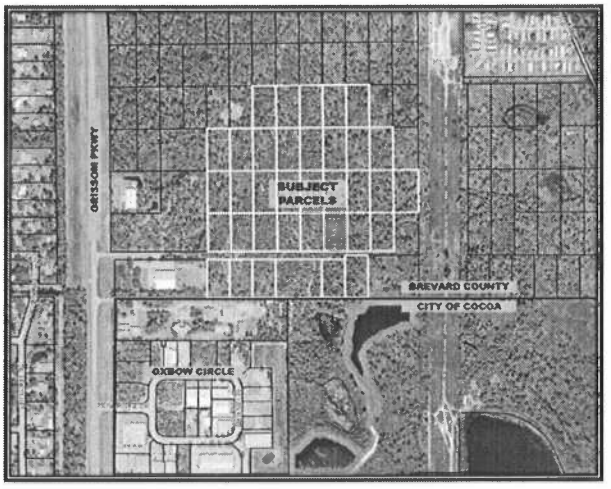
NOTICE IS HEREBY GIVEN THAT

THE COCOA CITY COUNCIL

PROPOSES TO CONSIDER THE ADOPTION OF THE FOLLOWING ORDINANCE:

ORDINANCE 01-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; ANNEXING APPROXIMATELY 45.26 ACRES OF REAL PROPERTY GENERALLY LOCATED EAST OF GRISSOM PARKWAY NORTH OF OXBOW CIRCLE, AND SOUTH OF CANAVERAL GROVES BOULEVARD; PROVIDING FOR THE AMENDMENT OF COCOA CHARTER, ARTICLE 1, CITY BOUNDARIES, TO INCORPORATE THE REAL PROPERTY INTO THE CITY BOUNDARIES; PROVIDING FOR THE FILING OF THE REVISED COCOA CHARTER WITH THE DEPARTMENT OF STATE AND AS ALSO REQUIRED BY LAW; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.



Location Map

The complete legal description by metes and bounds and the ordinance can be obtained from the Office of the City Clerk by contacting Monica Arsenault, City Clerk, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

City Council First Reading
PUBLIC HEARING WILL BE HELD ON

April 14, 2026

AT 6:00 P.M. OR SOON THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FLORIDA 32922

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at https://www.cocoafl.gov/291/20338/City-Meetings

Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8400.

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Viewing In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

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USA TODAY CO.

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AFFIDAVIT OF PUBLICATION

Jennifer Webster,
Attn: Accounting Division
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65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

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BRE Brevard Florida Today 04/07/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/07/2026

Legal Clerk

Notary, State of WI, County of Brown

9-3-29

My commission expires

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KONGMENG YANG
Notary Public
State of Wisconsin

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ANNEXATION OF REAL PROPERTY

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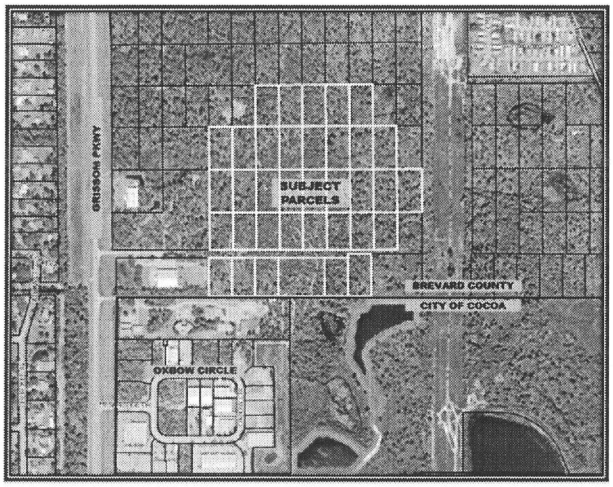

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CITY COUNCIL AGENDA ITEM

Memo Date:	April 1, 2026
Agenda Date:	April 14, 2026
File ID:	2026-215
Prepared By:	Jennifer Webster, Senior Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Consideration of Ordinance 02-2026 of the City Council of the City of Cocoa, Brevard County, Florida, amending the future land use map for thirty-six (36) parcels of real property within the City of Cocoa, consisting of approximately 45.26 acres of real property generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard from Brevard County "RES4 (Residential-4)" to City of Cocoa "IND (Industrial)".

BACKGROUND:

Introduction

This is an applicant-initiated request for a Future Land Use Map/Comprehensive Plan Amendment for thirty-six (36) parcels containing 45.26 acres of unplatted, vacant, real property located in unincorporated Brevard County from Brevard County "RES4 (Residential-4)" to City of Cocoa "IND (Industrial)". This Future Land Use Map/Comprehensive Plan Amendment (CPA) request is being made concurrently with Ordinance 03-2026, a Zoning Map Amendment (Rezone) request to change the zoning of these parcels from Brevard County "GU (General Use)" to City of Cocoa "M-2 (Manufacturing and Light Industrial)", AND with Ordinance 01-2026, a request to annex these properties into the City of Cocoa.

Note: The CPA will only be valid if City Council also approves the request to annex the subject parcels into the City of Cocoa. Staff will request that this be a condition of approval.

On April 01, 2026, the applicant's requests for a Future Land Use Map / Comprehensive Plan Amendment, Ordinance 02-2026 (CPA) and companion Zoning Map Amendment, Ordinance No. 03-2026 (ZMA), were presented before the Planning and Zoning Board. The Planning and Zoning Board recommended APPROVAL by City Council of the ZMA and CPA, CONDITIONED upon the approval of the annexation. The annexation, ZMA and CPA must all be approved by two hearings before City Council.

The subject parcels for the Future Land Use Map/Comprehensive Plan Amendment, also known as the "Annexation Area", are located generally east of Grissom Parkway, north of Oxbow Circle, and south of Canaveral Groves Boulevard, west of a 375' Florida Power and Light (FP&L) right-of-way, and more specifically northeast of the intersection of Grissom Parkway and Kleinfeldt Way, as depicted in Exhibit B - Location Map. A list of parcels in the Annexation Area has been provided and further described in the proposed Ordinance, attached hereto as Attachment "A".

This area is in Brevard County Commission District #1, which is currently represented by Commissioner Katie Delaney. The Annexation Area is contiguous to City Council District #3, which is represented by City Councilmember Patricia Weeks.

The impetus of the annexation, Rezone, and CPA requests is that the Annexation Area is within the City of Cocoa wastewater utility service area, connection to which any new development will require. Pursuant to the City of Cocoa Code, Chapter 22, Sec. 22-5.1. - Additional connections for non-city customers, any non-city property that requires City of Cocoa wastewater service and is contiguous to the City Boundary, must be annexed into the City. The southern boundary of the Annexation Area is contiguous to the northern boundary of the City of Cocoa.

The property owners are Dale and Lori Morris of Cocoa, Florida. The applicant is Alex Goetz, with KPM Franklin, representing Park Industrial, LLC who is seeking to purchase, develop the 36 parcels into one parcel, and develop the aggregated property as an industrial complex with warehouse and distribution operations and contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales (See Attachments 6 and 7 for Concept Plan and Example Photos).

Annexation Compliance with Florida Statutes and Process

The Annexation report will be prepared pursuant to Section 171.044 of the Florida Statutes regarding Voluntary Annexation, which sets forth the plans to annex the subject parcels. There are no registered electors in the Annexation Area, and therefore no referendum on annexation is required by Section 171.0413(6), Florida Statutes. Instead, consent of property owners representing at least 50% of the land area and at least 50% of the parcels to be annexed is required prior to final adoption of the annexation ordinance. The subject parcels in the Annexation Area are under the shared ownership of the married couple Dale and Lori Morris, representing 100% of the parcels. The applicant provided the required "Petition for Voluntary Annexation" and "Designation of Agent Affidavit Authorization" form signed by the owners authorizing the applicant to apply on their behalf. Said area is "compact" as defined by F.S., Section 171.031, is situated in a single area and does not create enclaves, pockets, or finger areas in serpentine patterns. The Annexation request is scheduled to be heard before City Council on April 14th, 2026.

Current and Proposed Zoning and Future Land Use

The current County Zoning and Future Land Use for the entire Annexation Area are General Use (GU) and Residential-4 (RES4), respectively (See Exhibit E – Existing Future Land Use Map). The County GU zoning designation covers rural residential, unimproved land, and areas without specific development trends; the RES4 future land use category allows for 4 dwelling units per acre. With this amendment, the applicant is seeking the City of Cocoa "Industrial" future land use designation (See Exhibit F – Proposed Future Land Use Map). Per the City of Cocoa Comprehensive Plan, Policy 1.1.2.10, the provisions of this designation are:

"Industrial areas shall be regarded as appropriate for activities associated with industrial

development, which can include materials processing, materials assembly, product manufacturing, and storage of finished products. Uses can include manufacturing facilities, warehouse distribution centers and truck terminals. The following criteria shall be used for determining appropriate locations for industrial land use designations on the future land use map."

Existing General Land Use

	Current Use	Zoning	Future Land Use	Density/Intensity
Subject Property:	Vacant	County GU	County Residential-4	4 du/1 acre
Surrounding Uses:				
North (County)	Vacant	County GU	County Residential-4	4 du/1 acre
East (County)	Vacant	County GU	County Residential-4	4 du/1 acre
South (City of Cocoa)	Industrial	City of Cocoa M-2	City of Cocoa Industrial	1.5 FAR
West (County)	Vacant & Institutional	County GU & IN(L)	County Community Commercial & Residential-4	4 du/1 acre

The applicant is also seeking a City of Cocoa M-2 (Manufacturing and Light Industrial) zoning designation for the purposes of developing an industrial complex and distribution center, as previously stated.

(Note: Pursuant to Section 171.062 Florida Statutes, the Brevard County land use plan and zoning will remain in effect until the City of Cocoa adopts a comprehensive plan amendment for the Annexation Area. Refer to Exhibit C – Existing Zoning Map, Exhibit D – Proposed Zoning Map, Exhibit E – Existing Future Land Use Map, and Exhibit F – Proposed Future Land Use Map).

Advertisement and Notification

This small-scale CPA was duly advertised according to the Florida Statutes and the City of Cocoa Zoning Code, the legal ad was posted in the local newspaper at least 10 days prior to this hearing, the affidavit for which is provided as an attachment to this report. Letters to affected property owners within 500 feet were also notified by mail 15 days prior to this hearing. There were no responses, complaints, or inquiries to either the legal ad or the letters that were sent.

I. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

The Planning & Zoning staff has addressed the criteria contained in Chapter 15, Article II,

Sections 15-10 and 15-11 for compliance with the Comprehensive Plan to determine:

(a) Whether the amendment favorably or unfavorably impacts the city's budget, or the economy of the region.

Staff Finding: The proposed amendment is not expected to have any adverse fiscal impact on the City's budget. The change from County RES4 (Residential-4) to the City's Industrial Future Land Use designation is anticipated to generate a net positive fiscal effect over time.

Under the existing RES4 designation, development potential is limited to low-density residential uses, which typically require a higher level of municipal services per acre—such as police, fire, roadway maintenance, utilities, parks, and other residential-supporting infrastructure—while generating comparatively lower ad valorem revenue on a per-acre basis.

By contrast, industrial development potentially produces a more favorable fiscal balance due to higher taxable improvement values and a lower demand for City services relative to residential uses. Industrial uses do not generate school enrollment impacts, require fewer police and fire service calls per acre, and place less demand on community facilities and recreation services. Additionally, industrial employment centers contribute positively to the City's economic base by expanding job opportunities and supporting local business activity.

(b) Whether the amendment will diminish the service level of public facilities.

Staff Finding: A preliminary analysis has shown that the City of Cocoa can provide services at the same level of service provided to other City residents and businesses with existing resources. If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan are specifically identified, necessary and appropriate mitigation will be required to be addressed during site development review and prior to construction. Additionally, any future redevelopment will be reviewed with respect to the guidelines set forth in the Comprehensive Plan, such as Policy 1.1.2.10 - Industrial, and all other applicable City of Cocoa Code of Ordinances.

The proposed amendment from RES4 to Industrial is not anticipated to create adverse impacts on public facilities. Potable water and sanitary sewer lines are already located adjacent to the site, and the City has confirmed adequate capacity for both services, with any on-site connections funded by the applicant. Stormwater will be fully managed on-site consistent with City and SJRWMD requirements, requiring little to no City investment. Industrial uses generally generate fewer peak-hour trips, less solid waste, and lower public safety service demands than residential development, ensuring no level-of-service deficiencies for transportation, solid waste, police, or fire. Because industrial uses do not create residential populations, there is no impact on parks, recreation, or schools. Overall, the amendment will not affect the City's ability to maintain existing levels of service for public facilities. An analysis of the utilities and infrastructure for the Annexation will be included in the Annexation staff report presented to City Council.

(c) Whether the amendment favorably or unfavorably impacts the environment, or the natural or historical resources of the city or the region.

Staff Finding: A preliminary review of available mapping and site conditions indicates that the property is largely previously undisturbed and does not contain jurisdictional wetlands or conservation areas. Any potential environmental resources will be further evaluated during the development review process in accordance with City requirements and all applicable state and federal regulations, including St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (USACE), if applicable.

In addition, a Phase I Environmental Site Assessment (ESA) will be prepared and submitted with the Site Development Plan application. This assessment will evaluate past and present site conditions, identify any recognized environmental conditions (RECs), and ensure that any environmental considerations are thoroughly reviewed and addressed prior to construction. This step further ensures that the amendment and future development will not result in adverse environmental impacts. There are a significant number of trees on the subject parcels, which the applicant plans to replace and/or mitigate, per the City's tree removal, replacement and mitigation requirements.

(d) Whether the proposed amendment is consistent with and its effect upon the goals, objectives, and policies of the state comprehensive plan set forth in Chapter 187, Florida Statutes, and the East Central Florida Comprehensive Regional Policy Plan, adopted by Rule 29F-19.001, Florida Administrative Code.

Staff Finding: The subject property lies adjacent to an established industrial corridor, in the vicinity of properties designated for Industrial use and developed with active warehouse, distribution, and employment-generating facilities. The Amazon warehouse directly to the south further reinforces the area's identity as a major industrial and logistics hub. Assigning the Industrial Future Land Use category to this parcel maintains continuity with the surrounding development pattern and supports the City's strategy of concentrating industrial uses in areas with appropriate access, infrastructure, and utilities.

The amendment aligns with Comprehensive Plan goals by promoting economic development, expanding the City's employment base, and directing growth to a location already served by existing potable water and sanitary sewer capacity, as confirmed by the City's Utility Department. It also maintains land use compatibility, as industrial development on the site is fully consistent with surrounding uses and will not impact residential neighborhoods or sensitive land uses. Overall, the amendment supports orderly, logical growth in an area planned for long-term industrial activity.

The proposed ordinance is aligned with the goals and policies set forth by Chapter 187 of Florida Statues, including but not limited to **Chapter 187 Sec 15(B)(1),** "*Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce,*" and **Chapter 187 Sec 21(B)(1)**, to "*Attract new job-producing industries, corporate headquarters, distribution and service centers, regional offices, and research and development*

facilities to provide quality employment for the residents of Florida." (see also criteria section (h) below).

(e) Whether the proposal will favorably or unfavorably affect the city's ability to provide adequate public facilities, and whether the proposal will reduce the level of service for affected public facilities below the level of service set in the comprehensive plan;

Staff Finding: The amendment is located adjacent to an area already planned and developed for industrial uses, and all necessary public facilities have adequate existing capacity to support the proposed development. The City has confirmed that potable water and sanitary sewer lines are adjacent to the property with sufficient system capacity, and no utility extensions are required to maintain adopted Levels of Service. Stormwater will be fully managed on-site in compliance with City and SJRWMD requirements, and industrial uses typically generate fewer peak-hour trips than the residential development allowed under the current RES4 designation. Accordingly, no roadway LOS deficiencies are anticipated though a complete traffic analysis will be required at the site plan stage.

Industrial development does not generate residential population, school-aged children, or increased demand for parks, recreation, or community facilities. Solid waste capacity is sufficient, and police and fire services can be provided using existing staffing and resources, as industrial uses generally require fewer service calls than residential areas. Overall, the amendment will not impact the City's ability to provide public facilities or maintain existing Levels of Service.

(f) Whether the amendment is incompatible with surrounding neighborhoods and land uses;

Staff Finding: The proposed CPA would assign the Industrial future land use designation to the properties, thereby establishing the potential for an industrial development pattern. The surrounding County parcels are also currently vacant with an un-established land use pattern. However, the proposed amendment is compatible with the land uses and the established development pattern in the City of Cocoa, as the site is located adjacent to an existing industrial corridor where properties to the south are developed with warehouse, distribution, and other industrial operations—including a large Amazon facility. The Industrial designation to the subject parcels will be an extension of this established City district, introducing no incompatible use. However, the surrounding primary County land use remains RES4, which allows 4 dwelling units per acre. According to the Brevard County Comprehensive Plan, the criteria for the location of this future land use includes "unincorporated areas which are adjacent to incorporated areas". It also includes allowances for higher densities which should "enhance blending with adjacent areas and to maximize the integration of open space within the development and promote inter-connectivity with surrounding uses" (BC Comp Plan, FLU Element). In consideration of this low-density surrounding County land use, the City will require an opaque "compatibility" buffer, which will minimize visual, noise, and environmental impacts. Such buffer will be determined at the time of site development application (the City of Cocoa Code currently calls for a wall between industrial and residential zoning). It should be noted that the City's Comprehensive Plan, Future Land Use Element, Policy 1.1.5.1 regarding

Neighborhood Protection, provides that more intense development, such as commercial, mixed-use, and industrial uses, shall be designed to minimize the negative impacts on lower intensity land uses through such means as, for example, landscaping and appropriate transitional uses. In the absence of transitional land uses, potential adverse impacts to surrounding residential should be mitigated through the use of (A) Buffer areas that will provide a separation between commercial and single-family residential structures; (B) Landscaping and/or trees separating the commercial and residential land use; and (C) Walls and/or opaque vegetative screens separating the commercial and single-family residential land use.

Overall, the amendment aligns with the City of Cocoa's industrial character and supports orderly, compatible development as part of the existing Industrial City land use.

(g) Whether the amendment will have a favorable or adverse effect on the ability of people to find adequate housing reasonably accessible to their places of employment;

Staff Finding: The proposed amendment will not adversely affect the ability of people to find adequate housing near their places of employment. The site is located adjacent to an established industrial corridor already proximal to existing residential neighborhoods within a short commuting distance. Because the parcel was previously under the County's RES4 designation and not part of the City's planned housing supply, its conversion to Industrial does not reduce the City's available residential land. Instead, the amendment supports additional employment opportunities in an area already well connected to nearby housing, resulting in a neutral to favorable effect on overall jobs–housing accessibility. The subject parcels are located within 3 miles of both single-family and multi-family residential housing.

(h) If the amendment being requested is consistent with all the elements of the comprehensive plan.

Staff Finding: The subject property is located adjacent to an established industrial corridor where properties to the south, within the City carry an Industrial Future Land Use designation, including the Amazon warehouse directly to the south, reinforcing the area as a major employment and logistics hub. The proposed Industrial designation for the subject properties maintains compatibility and continuity with this development pattern and supports the City's strategy of focusing industrial uses in areas with adequate access, infrastructure, and utilities—confirmed by the availability of adjacent potable water and sanitary sewer capacity. The amendment advances Comprehensive Plan goals for economic development, efficient use of existing public facilities, and orderly, compatible land use transitions, and will not affect or encroach upon any residential neighborhoods or sensitive uses. The following applicable Comprehensive Plan Goals and policies, include but are not limited to:

Land Use Element

GOAL 1.1: Create and maintain a broad range of land use activities that maximize the City's potential as a growth center while protecting the public health, safety, welfare, and appearance through the thoughtful planned use and development of the land and public facilities.

Policy 1.1.1.1*: Land Use Categories. The adopted FLUM contains and identifies appropriate locations for the following land use categories. The maximum densities/intensities shown in Figure FLU-1 are not guaranteed for all sites within each category. The zoning map and land development regulations may impose tighter densities and intensities of development based on land use allocation criteria policies.*

Policy 1.1.2.10: Industrial (IND). *Industrial areas shall be regarded as appropriate for activities associated with industrial development, which can include materials processing, materials assembly, product manufacturing, and storage of finished products. Uses can include manufacturing facilities, warehouse distribution centers and truck terminals. The following criteria shall be used for determining appropriate locations for industrial land use designations on the future land use map.*

A. Industrial areas shall also serve as an area to locate businesses with principal uses and activities which could have adverse secondary effects (i.e., increase crime; neighborhood deterioration and blight; property devaluation; economic deterioration; and health risks) on residential areas, religious establishments, schools, parks, or day care centers located within the City; including, but not limited to adult entertainment establishments.

B. Commercial and office uses that are complementary to and support industrial development and operations may be permitted within industrial designated areas.

C. Future industrial areas should be planned with extensive landscaping, and coordinated parking. Industrial areas shall have immediate access to a two-lane collector and/or two-lane arterial.

D. Industrial development shall be designed to minimize the negative impacts on lower intensity land uses through such means as, for example, landscaping and appropriate transitional uses including low scale professional offices or medium density residential development.

GOAL 1.3: The City of Cocoa shall enhance the quality of life and prosperity of its citizens through the retention and creation of a wide range of profitable business opportunities and jobs.

Objective 1.3.1: Economic Base Enhancement. *The City of Cocoa shall seek to establish and maintain a stable and growing economic base through strategic incentive*

programs and diversification of the economy.

Policy 1.3.1.7: *The City shall consider adding to the stock of available commercially, recreational and industrially zoned lands as when supply and demand begin to dictate need for more land.*

Concurrency Management/Adequate Public Facilities
Section 15-22 of the City Code provides for a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development and that development orders and development permits are not issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards adopted by the City for public facilities and services, as contained in the City's adopted Comprehensive Plan.

If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan is identified, necessary and appropriate mitigation will be required to be addressed prior to construction.

Conditions of Approval:

This Future Land Use Map/Comprehensive Plan Amendment will only be valid if City Council also approves the request to annex the subject parcels into the City of Cocoa, Ordinance 01-2026.

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
April 01, 2026: Planning and Zoning Board recommended that City Council APPROVE WITH CONDITIONS Ordinance 02-2026 for the Future Land Use Map / Comprehensive Plan Amendment to change the future land use of the subject parcels from County Residential-4 (RES4) to City of Cocoa Industrial (IND).

RECOMMENDED MOTION:
Staff requests that City Council APPROVE, WITH CONDITIONS, this Ordinance 02-2026, changing the future land use map designation of the real property from Brevard County "Residential-4" to City of Cocoa "Industrial."

Comprehensive Plan Amendment / Development of Regional Impact Application

City Manager's Office
Planning and Zoning
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
E-mail: cocoaplanning@cocoafl.gov
Web: http://www.cocoafl.org

For Office Use Only - Date Received

Stamp Only When Application is Fully Complete

This form is divided into steps, which will help you prepare your application, provide supplemental items, and prepare for the Planning & Zoning Board/ Local Planning Agency and City Council hearings. A pre-application meeting with Staff is **required**.

Please TYPE or PRINT this application neatly.

1. **Type of Application:**
   - ☑ Small-scale Comprehensive Plan - Map Amendment
   - ☐ Expedited Comprehensive Plan - Map Amendment
   - ☐ Expedited Comprehensive Plan - Text Amendment
2. **Existing Future Land Use Category (*if applicable*):** County RES 4
3. **Proposed Future Land Use Category (*if applicable*):** City Industrial
4. **Existing Zoning Category (*if applicable*):** County GU
5. **Proposed Zoning Category (*separate application*):** City MU-2
6. **DRI Statutory Thresholds Being Exceeded (*if applicable*):** N/A
7. **Proposed text amendment policies (*if applicable*):** N/A
8. **Applicant Information:** ** NOTE: Applicant is the main contact, who must attend the meeting!*

   Company (if applicable): KPM Franklin

   Name: Alex Goetz

   Mailing Address: 6300 Hazeltine National Drive Suite 118

   City: Orlando State: FL Zip Code: 32822

   Phone #: 407-994-4453 Fax #: _____

   Mobile #: _____ E-mail: agoetz@kpmfranklin.com

*additional property owner sheet attached

9. Property Owner Information: ** Check here if same as Applicant* → ☐

** If more than one owner, attach additional sheet with names and addresses.*

Company (if applicable): _____

Name: Dale L Morris, Lori L Morris

Mailing Address: 5018 DUSON WAY

City: ROCKLEDGE State: FL Zip Code: 32955

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

10. Applicant's Representatives: ** If more than three other representatives, attach additional sheet with names and addresses.*

Company (if applicable): _____

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

Company (if applicable): _____

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

Company (if applicable): _____

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

*additional sheet with parcel ids attached

11. Property Information (*if applicable*):

Street Address and Location: east of Grissom Parkway and South of Canaveral Groves Boulevard

Parcel ID: * *If more than three Parcel IDs, attach additional sheet with Parcel IDs.*

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Tax Account Numbers: * *If more than three Tax Account #s, attach additional sheet with Tax Account #s.*

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*additional sheet with tax account numbers attached

Land Area: 1,829,520 +/- square feet or 43.6 acres

Existing Use(s) on Property: vacant

Proposed Use(s) on Property: industrial including: warehouse and distribution operations, as well as contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales.

12. Please submit the following items in order complete the application:

a. ☑ **Notarized application.**

b. ☑ **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to request these materials with the Brevard County GIS Department that are available free of charge. Inquiries need to be emailed to **servicedesk@brevardfl.gov** and forwarded to the **City of Cocoa Planning and Zoning Department** when available.

c. ☑ **Application fee.** The fee for Small-Scale Amendments is $____. The fee for Expedited Amendments is $____ Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid a few weeks after application submittal.

d. ☑ **Proof of ownership.** A copy of the most recent recorded warranty deed is required.

e. ☑ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf. A sample "Letter of Authorization" form is available from the City.

f. ☐ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (http://www.sunbiz.org/corpweb/inquiry/search.html).

g. ☑ **Certified boundary survey.** Submit a boundary survey certified to the City of Cocoa showing all existing structures and all proposed structures.

h. ☑ **Legal description.** Submit a typed copy of the legal description. It may be submitted on a computer disk or by e-mail.

i. ☑ **A general description of the proposed amendment to the comprehensive development plan, explaining why the amendment is necessary or appropriate.**

j. ☑ **An analysis of the fiscal impact of the proposed amendment on the city's finances, if any.**

k. ☑ **An analysis of the impact of the amendment on all public facilities, if any.**

l. ☑ **An analysis of the impact of the amendment on the environment and natural and historical resources, if any.**

m. ☑ **An analysis of the degree of consistency of the proposed amendment with city's comprehensive plan.**

n. ☑ **An analysis of the impact upon the city's ability to provide adequate public facilities and maintain the existing level of service for public facilities as identified in the comprehensive plan, if the amendment is granted.**

o. ☑ **If the application involves a specific parcel of real property, a statement regarding compatibility of the amendment with surrounding neighborhoods and land uses.**

p. ☑ **A statement regarding the proposed amendment's impact upon any other provisions in the comprehensive plan, and whether an internal inconsistency between provisions might be created.**

q. NA **Consistent with Future Land Use Element Policies 1.1.2 G(6)(C) and H(5)(C), the following are required if the applicant is proposing to designate (or expand) new Commercial or Neighborhood Commercial areas:**

1. Land Use Compatibility Study
2. Transportation Study
3. Market Study

r. ☑ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, elevations, or letters from adjoining property owners.

13. Application filing deadline. Applications are processed in as timely a manner as possible and will be scheduled for the next available Planning & Zoning Board and City Council meeting once the analysis and staff report has been completed.

14. Application filing procedure. This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division.

In order to approve a comprehensive plan amendment, the Planning & Zoning Board/ Local Planning Agency and City Council must consider and study the criteria listed below (as described in Section 15-11(c) of the City of Cocoa Code). Please provide your consideration of the following criteria and any pertinent data and evidence that may be useful to the Planning & Zoning Board/ Local Planning Agency and City Council. Use extra sheets if necessary.

a. Whether the proposal favorably or unfavorably impacts the city's budget, or the economy of the region.

The proposed amendment is not expected to have any adverse fiscal impact on the City's finances. In fact, the change from County Residential-4 (RES-4) to the City's Industrial Future Land Use designation is anticipated to generate a net positive fiscal effect over time.

Under the existing RES-4 designation, development potential is limited to low-density residential uses, which typically require a higher level of municipal services per acre—such as police, fire, roadway maintenance, utilities, parks, and other residential-supporting infrastructure—while generating comparatively lower ad valorem revenue on a per-acre basis.

By contrast, industrial development generally produces a more favorable fiscal balance due to higher taxable improvement values and a lower demand for City services relative to residential uses. Industrial uses do not generate school enrollment impacts, require fewer police and fire service calls per acre, and place less demand on community facilities and recreation services. Additionally, industrial employment centers contribute positively to the City's economic base by expanding job opportunities and supporting local business activity.

b. Whether the proposal will diminish the service level of public facilities.

The proposed amendment from RES-4 to Industrial will not create adverse impacts on public facilities. Potable water and sanitary sewer lines are already located adjacent to the site, and the City has confirmed adequate capacity for both services, with any on-site connections funded by the applicant. Stormwater will be fully managed on-site consistent with City and SJRWMD requirements, requiring no City investment. Industrial uses generate fewer peak-hour trips, less solid waste, and lower public safety service demands than residential development, ensuring no level-of-service deficiencies for transportation, solid waste, police, or fire. Because industrial uses do not create residential populations, there is no impact on parks, recreation, or schools. Overall, the amendment will not affect the City's ability to maintain existing levels of service for public facilities.

c. Whether the proposal favorably or unfavorably impacts the environment, or the natural or historical resources of the city or the region.

A review of available mapping and site conditions indicates that the property is largely previously disturbed and does not contain jurisdictional wetlands, conservation areas, or listed-species habitat. Any potential environmental resources will be further evaluated during the development review process in accordance with City requirements and all applicable state and federal regulations, including St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (USACE), if applicable.

In addition, a Phase I Environmental Site Assessment (ESA) will be prepared and submitted with the Site Development Plan application. This assessment will evaluate past and present site conditions, identify any recognized environmental conditions (RECs), and ensure that any environmental considerations are thoroughly reviewed and addressed prior to construction. This step further ensures that the amendment and future development will not result in adverse environmental impacts

d. Whether the proposal is consistent with goals, policies, and objectives of the state comprehensive plan set forth in Chapter 187, Florida Statutes, and the East Central Florida Comprehensive Regional Policy Plan, adopted by Chapter 29F-19.001, Florida Administrative Code.

The subject property lies within an established industrial corridor, surrounded by properties designated for Industrial use and developed with active warehouse, distribution, and employment-generating facilities. The Amazon warehouse directly to the south further reinforces the area's identity as a major industrial and logistics hub. Assigning the Industrial Future Land Use designation to this parcel maintains continuity with the surrounding development pattern and supports the City's strategy of concentrating industrial uses in areas with appropriate access, infrastructure, and utilities.

The amendment aligns with Comprehensive Plan goals by promoting economic development, expanding the City's employment base, and directing growth to a location already served by existing potable water and sanitary sewer capacity, as confirmed by the City's Utility Department. It also maintains land use compatibility, as industrial development on the site is fully consistent with surrounding uses and will not impact residential neighborhoods or sensitive land uses. Overall, the amendment supports orderly, logical growth in an area planned for long-term industrial activity.

e. Whether the proposal will favorably or unfavorably affect the city's ability to provide adequate public facilities, and whether the proposal will reduce the level of service for affected public facilities below the level of service set in the comprehensive plan.

The amendment is located within an area already planned and developed for industrial uses, and all necessary public facilities have adequate existing capacity to support the proposed development. The City has confirmed that potable water and sanitary sewer lines are adjacent to the property with sufficient system capacity, and no utility extensions or capital upgrades are required to maintain adopted Levels of Service. Stormwater will be fully managed on-site in compliance with City and SJRWMD requirements, and industrial uses typically generate fewer peak-hour trips than the residential development allowed under the current RES-4 designation, ensuring no roadway LOS deficiencies are created.

Industrial development does not generate residential population, school-aged children, or increased demand for parks, recreation, or community facilities. Solid waste capacity is sufficient, and police and fire services can be provided using existing staffing and resources, as industrial uses generally require fewer service calls than residential areas. Overall, the amendment will not impact the City's ability to provide public facilities or maintain existing Levels of Service.

f. Whether the proposal is incompatible with surrounding neighborhoods and land uses.

The proposed amendment is fully compatible with the surrounding land uses and the established development pattern, as the site is located within an existing industrial corridor where all adjacent properties carry Industrial designations and are developed with warehouse, distribution, and other industrial operations—including a large Amazon facility directly to the south. The Industrial designation will create a seamless transition within this established district, introduce no incompatible uses, and avoid impacts on residential areas, which are not located near the site. Overall, the amendment aligns with the area's industrial character and supports orderly, compatible development without creating land use conflicts.

g. Whether the proposal will have a favorable or adverse effect on the ability of people to find adequate housing reasonably accessible to their places of employment.

The proposed amendment will not adversely affect the ability of people to find adequate housing near their places of employment. The site is located within an established industrial corridor already served by numerous existing residential neighborhoods within a short commuting distance. Because the parcel was previously under the County's RES-4 designation and not part of the City's planned housing supply, its conversion to Industrial does not reduce the City's available residential land. Instead, the amendment supports additional employment opportunities in an area already well connected to nearby housing, resulting in a neutral to favorable effect on overall jobs–housing accessibility.

h. If the amendment being requested is consistent with all the elements of the comprehensive plan.

The subject property is located within an established industrial corridor where all surrounding properties carry an Industrial Future Land Use designation, including the Amazon warehouse directly to the south, reinforcing the area as a major employment and logistics hub. The proposed Industrial designation maintains compatibility and continuity with this development pattern and supports the City's strategy of focusing industrial uses in areas with adequate access, infrastructure, and utilities—confirmed by the availability of adjacent potable water and sanitary sewer capacity. The amendment advances Comprehensive Plan goals for economic development, efficient use of existing public facilities, and orderly, compatible land use transitions, and will not affect or encroach upon any residential neighborhoods or sensitive uses.

Public hearings process information – please read this!

15. **Dates and locations of public hearings.** All applications require one hearing in front of the Planning & Zoning Board/ Local Planning Agency and two hearings in front of the City of Cocoa Council. All regularly scheduled Planning & Zoning Board/ Local Planning Agency hearings and City of Cocoa Council meetings are held at 6:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified.

16. **Board types.** The Planning & Zoning Board / Local Planning Agency is an advisory board to the City Council and therefore is only authorized to make recommendations. City Council is an authoritative body and is able to make binding decisions.

17. **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.

18. **Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.

19. **Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board/Council as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.

20. **Witnesses at public hearings.** For the purposes of making a decision on the application, the Board/Council shall only consider testimony of qualified witnesses. A witness is determined by the Board/Council and is generally based on:
    a. The witness has personal knowledge of the fact in which the witness will testify; and/or
    b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
        1. *Layman witness*: Testimony of a witness other than an expert witness is qualified only if:
            - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
            - The opinions and inferences do not require any special knowledge, skill experience or training.
        2. *Expert witness*. Testimony of an expert witness is qualified only if:
            - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
            - The witness is adequately qualified to express an opinion on the matter.

21. **Planning & Zoning Board/ Local Planning Agency vs. City Council actions.** If the Planning & Zoning Board finds that the facts presented in the matter justify approval, it may recommend to approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board finds that the facts presented do not justify approval, it may recommend to deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held. Regardless of the outcome, the application will be forwarded to the City Council for consideration where a final decision can be made.

22. **City Council action.** *Small-scale amendments* require one City Council public hearing, after which the amendments are transmitted to the Department of Economic Opportunity (DEO) for their files. If approved by Council, the typical effective date is thirty-one (31) days after adoption by City Council. *Expedited amendments* require two separate City Council public hearings. After the first hearing, the amendment must be transmitted to DEO and other state agencies for detailed review. Comments from this review are due to the City within thirty (30) days. The City then has 180 days to address any comments and hold the second City Council hearing. If approved by Council, the typical effective date is thirty-one (31) days after adoption by City Council.

23. Signatures and Notarization.

STATE OF Florida COUNTY OF ORANGE. I, ALEX GOETZ being first duly sworn, depose and say that:

☒ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.

☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

x _____
(APPLICANT SIGNATURE)

Hannah Ruddy
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☑ OR Produced Identification ☐

Type of I.D. Produced _____

Notary Public State of Florida
Hannah Ruddy
My Commission HH 406819
Expires 6/5/2027

_____
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 25 day of November, 20 25

FOR OFFICE USE ONLY

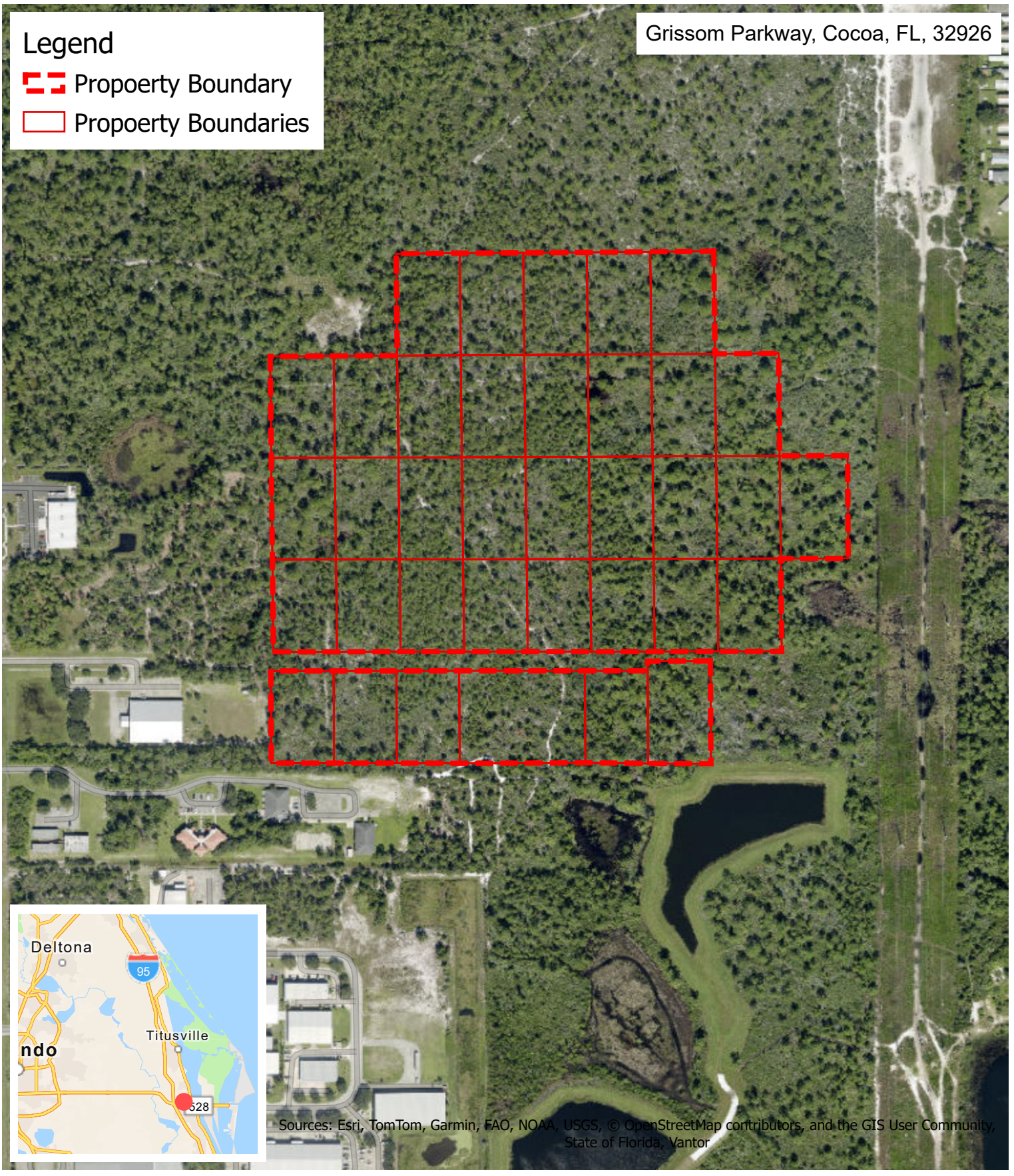
Fee of $ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:

_____



KPMFranklin
6300 Hazeltine National Drive, Suite 118
Orlando, Florida 32822
Office (407) 410-8624 | www.kpmfranklin.com

Grissom Pkwy Cocoa Site

Brevard County, Florida

2024 Aerial Map

FIGURE - A2 | Mar 26, 2026

N
W E
S

400
Feet

OBJECTID	Tax Account ID	Parcel IDs	Acres	Property Owner
1	2400740	24-35-01-25-14-9	1.14	Morris, Dale: Morris, Lori
2	2400739	24-35-01-25-14-8	1.14	Morris, Dale: Morris, Lori
3	2400738	24-35-01-25-14-7	1.14	Morris, Dale: Morris, Lori
4	2400737	24-35-01-25-14-5	2.28	Morris, Dale: Morris, Lori
5	2400736	24-35-01-25-14-4	1.14	Morris, Dale: Morris, Lori
6	2400735	24-35-01-25-14-3	1.15	Morris, Dale: Morris, Lori
7	2400725	24-35-01-25-13-18	1.15	Morris, Dale: Morris, Lori
8	2400726	24-35-01-25-13-19	1.15	Morris, Dale: Morris, Lori
9	2400727	24-35-01-25-13-20	1.15	Morris, Dale: Morris, Lori
10	2400728	24-35-01-25-13-21	1.16	Morris, Dale: Morris, Lori
11	2400729	24-35-01-25-13-22	1.16	Morris, Dale: Morris, Lori
12	2400730	24-35-01-25-13-23	1.16	Morris, Dale: Morris, Lori
13	2400731	24-35-01-25-13-24	1.16	Morris, Dale: Morris, Lori
14	2400732	24-35-01-25-13-25	1.16	Morris, Dale: Morris, Lori
15	2400718	24-35-01-25-13-9	1.15	Morris, Dale: Morris, Lori
16	2400717	24-35-01-25-13-8	1.15	Morris, Dale: Morris, Lori
17	2400716	24-35-01-25-13-7	1.15	Morris, Dale: Morris, Lori
18	2400715	24-35-01-25-13-6	1.16	Morris, Dale: Morris, Lori
19	2400714	24-35-01-25-13-5	1.16	Morris, Dale: Morris, Lori
20	2400713	24-35-01-25-13-4	1.16	Morris, Dale: Morris, Lori
21	2400712	24-35-01-25-13-3	1.16	Morris, Dale: Morris, Lori
22	2400711	24-35-01-25-13-2	1.16	Morris, Dale: Morris, Lori
23	2400710	24-35-01-25-13-1	1.03	Morris, Dale: Morris, Lori
24	2400701	24-35-01-25-12-18	1.15	Morris, Dale: Morris, Lori
25	2400702	24-35-01-25-12-19	1.15	Morris, Dale: Morris, Lori
26	2400703	24-35-01-25-12-20	1.15	Morris, Dale: Morris, Lori
27	2400704	24-35-01-25-12-21	1.16	Morris, Dale: Morris, Lori
28	2400705	24-35-01-25-12-22	1.16	Morris, Dale: Morris, Lori
29	2400706	24-35-01-25-12-23	1.16	Morris, Dale: Morris, Lori
30	2400707	24-35-01-25-12-24	1.16	Morris, Dale: Morris, Lori
31	2400708	24-35-01-25-12-25	1.16	Morris, Dale: Morris, Lori
32	2400691	24-35-01-25-12-7	1.15	Morris, Dale: Morris, Lori
33	2400690	24-35-01-25-12-6	1.16	Morris, Dale: Morris, Lori
34	2400689	24-35-01-25-12-5	1.16	Morris, Dale: Morris, Lori
35	2400688	24-35-01-25-12-4	1.16	Morris, Dale: Morris, Lori
36	2400687	24-35-01-25-12-3	1.16	Morris, Dale: Morris, Lori

Utility Customer Service Division
65 Stone Street I Cocoa, FL 32922
Phone: (321) 433-8400 I Fax: (321) 433-8408
Email: customerservice@cocoafl.org

Owner Letter of Authorization

Property owners must provide proof of ownership/authorization (i.e. Recorded Deed, or, Notarized Power of Attorney) if not recorded with Brevard County Property Appraiser's Office. A copy of the owner's government-issued photo identification must be presented at the time of signing. If the owner is not providing the form in person, notarization is required. Authorized agent/property management agreement must be provided if this form is being completed by someone other than the owner per Brevard County Property Appraiser's Office.

This form is to be presented absent a lease agreement or in cases of a month-to-month tenancy.

Section I: Owner Attestation

I, Dale L Morris and Lori L Morris, am the owner of the property located at:
Grissom Parkway - 36 lots, parcel ID list attached

Section II: Residential Authorization

I hereby authorize _____ to initiate all services at the above-referenced address, effective this day _____ of _____, 20 ___.

The following person(s) are authorized to reside at the above-referenced address.

1. _____ 3. _____
2. _____ 4. _____

Section III: Commercial Authorization

I hereby authorize KPM Franklin, Alex Goetz to initiate all services
Business Name

beginning 11/26/25.
Date

Dale Morris — Owner Signature
11-21-25 — Date
(321) 403-3752 — Owner Phone

Section IV: Notarization

STATE OF Florida

COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 21 day of November of 2025, by Dale L Morris and Lori L Morris.

AMBER E ARAUZ
Notary Public - State of Florida
Commission # HH 526244
My Comm. Expires Dec 27, 2026
Bonded through National Notary Assn.

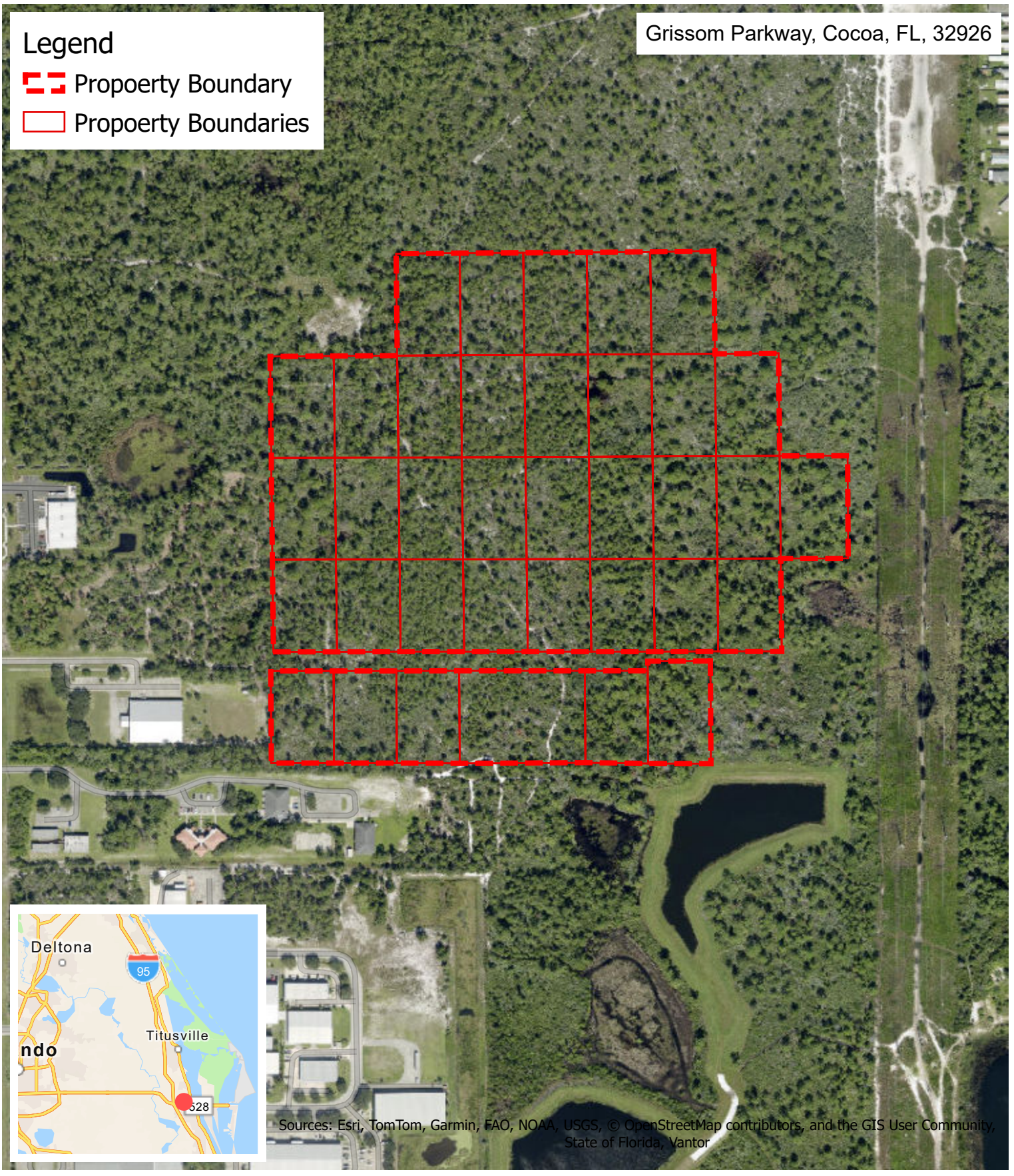
Signature of Notary Public

Stamp or Seal

Personally known: ☑

OR Produced Identification: ☐

Type of Identification Produced: _____



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Grissom Pkwy Cocoa Site

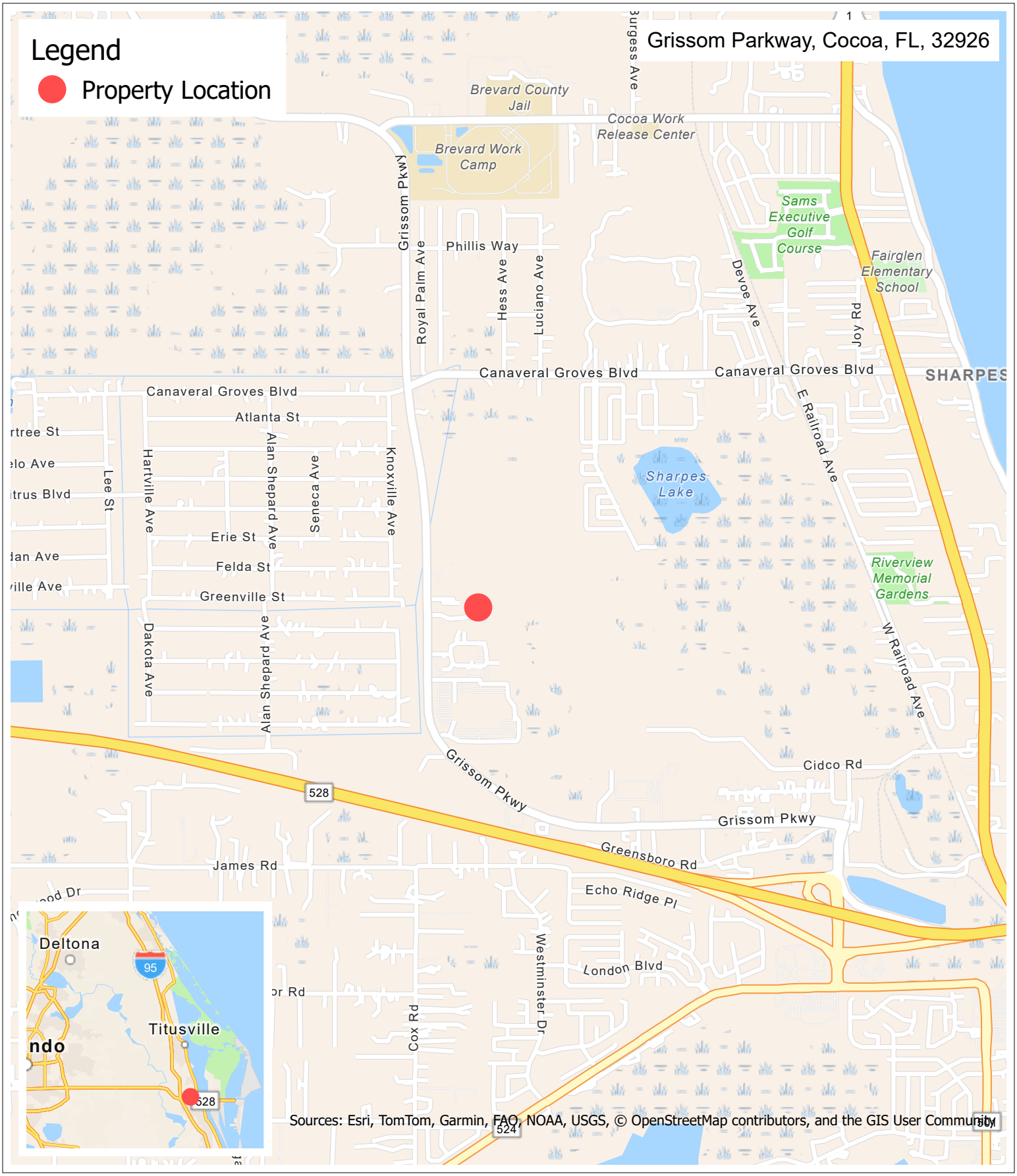
Brevard County, Florida

2024 Aerial Map

FIGURE - A2 | Mar 26, 2026

N
W E
S

400
Feet



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Grissom Pkwy Cocoa Site

Brevard County, Florida

Location Map

FIGURE - A1 | Sep 4, 2025

N
W
E
S

0.5
Miles

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF

A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

NOT VALID WITHOUT ALL SHEETS

LEGAL DESCRIPTION:

CHICAGO TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NUMBER: 27908
COMMITMENT DATE: OCTOBER 22, 2025 @ 11:00 AM

PARCEL 1:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF, SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.

ALSO KNOWN AS TRACT 3, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 2:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF, SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 4, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 3:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 5, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 4:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 6, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 5:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 7, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

*PARCEL 6:
THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 18, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 7:
THE EAST 175 FEET OF THE WEST 1080 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 19, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 8:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 LESS THE SOUTH 30 FEET THEREOF OF THE SW 1/4 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 20, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 9:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 21, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 10:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SW 1/4 LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 22, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 11:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 14 LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 23, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 12:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 24, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 13:
THE EAST 175 FEET OF THE WEST 2130 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 25, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 15:
THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET AND THE EAST 30 FEET FOR ROAD, AND LESS THE WEST 2130 FEET, THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 1, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 16:
THE EAST 175 FEET OF THE WEST 2130 FEET FOR THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 2, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 17:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 3, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 18:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 4, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 19:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 5, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 20:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 6, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 21:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 7, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 22:
THE EAST 175 FEET OF THE WEST 1080 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 8, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 23:
THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 9, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 24:
THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 18, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 25:
THE EAST 175 FEET OF THE WEST 1080 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 19, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 26:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 20, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 27:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 21, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 28:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 22, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 29:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 23, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 30:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 24, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 31:
THE EAST 175 FEET OF THE WEST 2130 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 25, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 32:
THE EAST 173 FEET OF THE WEST 1933 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.

ALSO KNOWN AS TRACT 3, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 33:
THE EAST 173 FEET OF THE WEST 1760 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET AND LESS THE SOUTH 50 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 4, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 34:
THE EAST 173 FEET OF THE WEST 1587 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 5, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

AND

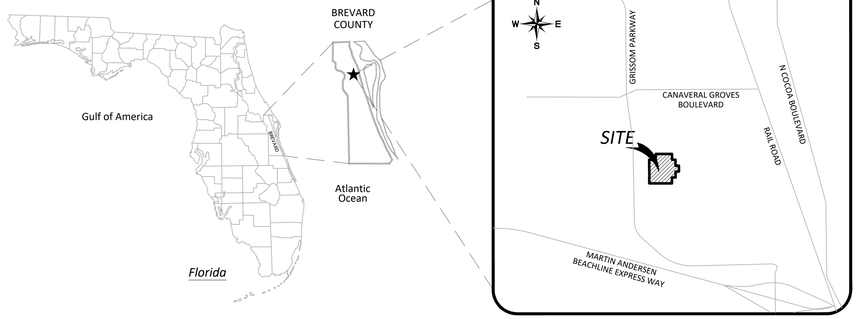
THE EAST 173 FEET OF THE WEST 1414 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 6, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 35:
THE EAST 173 FEET OF THE WEST 1241 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 7, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 36:
THE EAST 173 FEET OF THE WEST 1068 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 8, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 37:
THE EAST 173 FEET OF THE WEST 895 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 9, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

*APPARENT SCRIVENER'S ERROR FOUND FOR PARCEL 6. ORB 9732, PAGE 2204 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FL READS AS FOLLOWS: "THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, LESS ..."



VICINITY MAP

LEGAL DESCRIPTION:

(SURVEYOR'S DESCRIPTION)

A PORTION OF A PARCEL OF LAND SITUATE IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 633.18 FEET, TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID EAST LINE NORTH 89°55'46"WEST, 182.35 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47"EAST, 286.15 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°57'51"WEST, 1,400.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 0°43'30" WEST, 919.94 FEET TO A 5/8" IRON ROD AND CAP "ILLEGIBLE"; THENCE, SOUTH 89°55'46" EAST, 349.79 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 0°43'30" WEST, 309.29 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°55'46" EAST, 874.48 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°43'30" EAST, 309.29 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°55'46" EAST, 181.96 FEET; TO A 5/8"IRON ROD AND CAP "KPMF LB6605"; THENCE, SOUTH 00°22'47" EAST, 316.19 FEET, TO A 5/8"IRON ROD AND CAP "KPMF LB6605"; THENCE, SOUTH 89°55'46" EAST, 181.96 FEET TO A POINT SITUATE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 MARKED BY A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, ALONG SAID EAST LINE, SOUTH 0°22'47" EAST, 316.69 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,618,336 SQUARE FEET, 37.15 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL B

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 1, NORTH 89°57'51" WEST, 377.32 FEET, TO THE **POINT OF BEGINNING**; THENCE, CONTINUING ALONG SAID SOUTH LINE NORTH 89°57'51" WEST, 1,211.10 FEET TO A 5/8" IRON ROD AND CAP "LB 6544";THENCE, DEPARTING SAID SOUTH LINE NORTH 0°47'28" WEST, 286.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF KLINEFELDT RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 3589, PAGE 3866 MARKED WITH A 5/8"IRON ROD & CAP STAMPED "LB6544";THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 88°09'55" EAST, 8.33 FEET; THENCE, SOUTH 89°57'51" EAST, 1,031.82 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE NORTH 0°22'47" WEST, 30.00 FEET TO A TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°57'51" EAST, 173.01 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47" EAST, 317.15 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605" ALSO BEING THE **POINT OF BEGINNING**.

CONTAINING 353,239 SQUARE FEET, 8.11 ACRES, MORE OR LESS.

ALTA/NSPS TABLE A ITEMS:

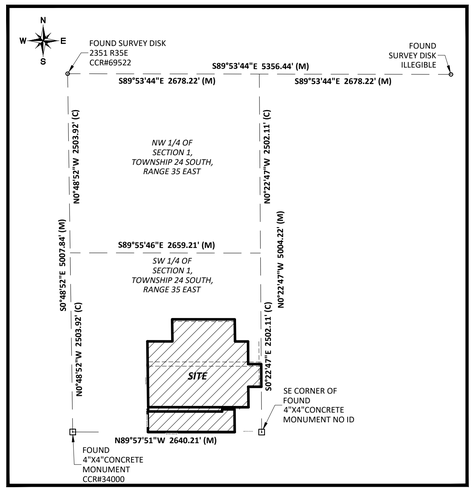
1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. **(SHOWN ON MAP OF SURVEY)**
2. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. **(SHOWN ON MAP OF SURVEY)**
3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. **(SEE SURVEYOR'S REPORT NUMBER 12)**
4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). **(AS SHOWN HEREON)**
6. (a) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. **(NO SUCH REPORT PROVIDED TO THIS SURVEYOR)**
   (b) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. **(NO SUCH REPORT PROVIDED TO THIS SURVEYOR)**
7. (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. **(NO BUILDING ON SUBJECT PARCELS AT TIME OF SURVEY)**
   (b) SQUARE FOOTAGE OF:
   (1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. **(NO BUILDING ON SUBJECT PARCELS AT TIME OF SURVEY)**
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). **(NONE FOUND AT TIME OF SURVEY)**
9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. **(NONE FOUND AT TIME OF SURVEY)**
11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
   (a) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION) **(NO SUCH REPORT PROVIDED TO THIS SURVEYOR)**
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL." **(SHOWN ON MAP OF SURVEY)**
16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **(NONE FOUND AT TIME OF SURVEY)**
18. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART O

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF

A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

NOT VALID WITHOUT ALL SHEETS



SECTION REFERENCE MAP

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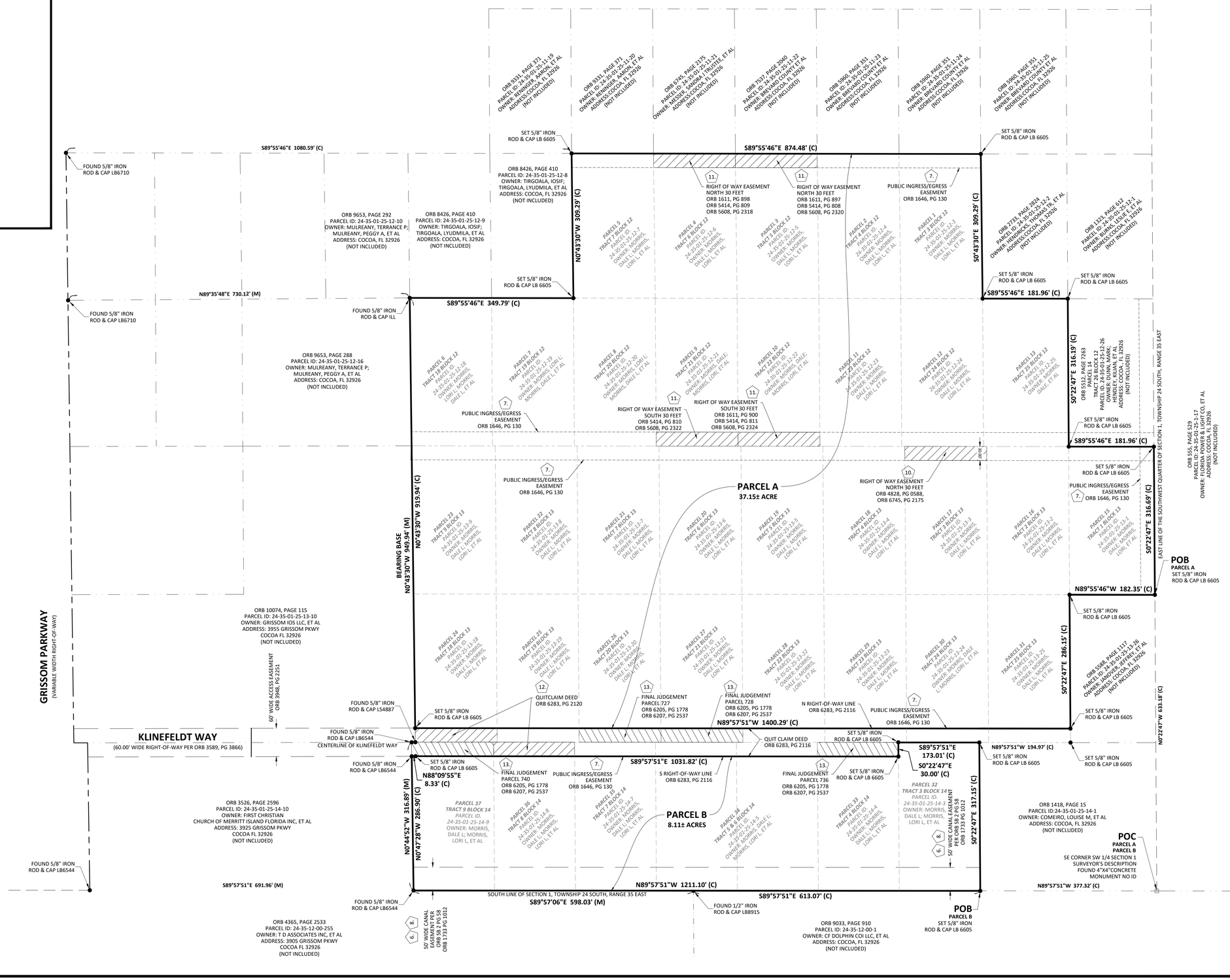

THIS SHEET IS PART OF A 4-SHEET SET AND IS NOT VALID WITHOUT ALL OTHER SHEETS OF THIS SET.

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KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS
222 CHURCH STREET
KISSIMMEE, FL 32741
PHONE (407)846-1216
COA 32059 LB 6605

REV NO.	DATE:	
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REV NO.	DATE:	
10		
9		
8	2-9-26	REVISED EASEMENT GRAPHICS BASED ON LEGAL REVIEW
7	2-6-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
6	2-4-26	REVISED INTERIOR PARCEL DISPLAY
5	1-27-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
4	1-22-26	UPDATED LEGAL DESCRIPTION
3	1-21-26	ADDED TREE SAMPLE AREAS
2	12-15-25	BOUNDARY MODIFICATION, ADDED TOPOGRAPHIC DATA
1		

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

GRISSOM PARKWAY, COCOA, FL

CAUTION

0 1/2 1

IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

DATE:	11-20-2025
JOB NO: NO:	25-0290.001
DESIGN:	
DRAWN:	AR
APPROVED:	MWH
SHEET NO:	2 OF 4
REV:	7

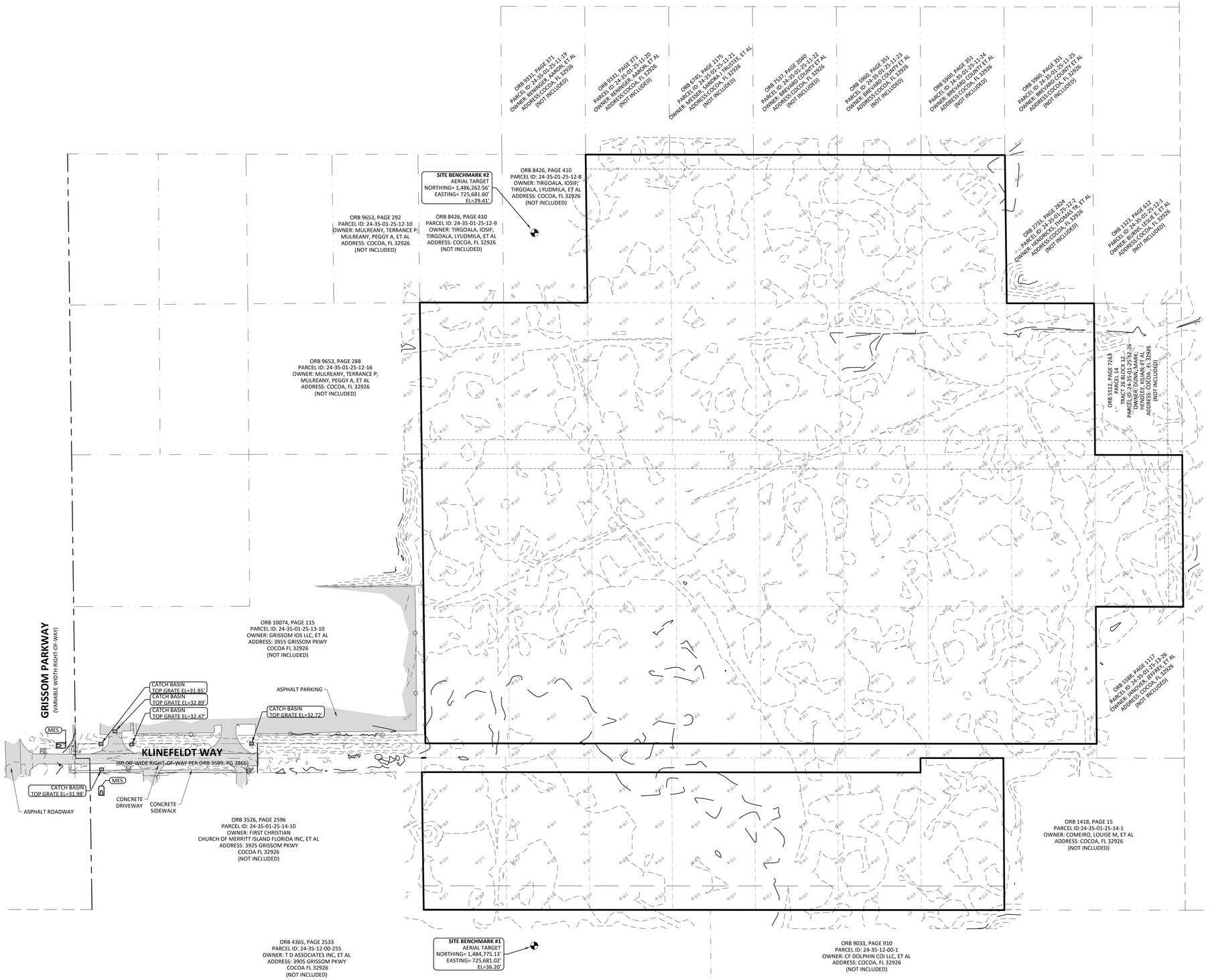
MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF

A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA
NOT VALID WITHOUT ALL SHEETS

N
W E
S

0 100' 200'
GRAPHIC SCALE
IN FEET
1 INCH = 100 FEET



THIS SHEET IS PART OF A 4-SHEET SET AND IS NOT VALID WITHOUT ALL OTHER SHEETS OF THIS SET.

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KISSIMMEE, FL 32741
PHONE (407)846-1216
COA 32059 LB 6605

REV NO.		DATE:
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REV NO.		DATE:
10		
9		
8	REVISED EASEMENT GRAPHICS BASED ON LEGAL REVIEW	2-9-26
7	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION	2-6-26
6	REVISED INTERIOR PARCEL DISPLAY	2-4-26
5	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION	1-27-26
4	UPDATED LEGAL DESCRIPTION	1-22-26
3	ADDED TREE SAMPLE AREAS	1-21-26
2	BOUNDARY MODIFICATION, ADDED TOPOGRAPHIC DATA	12-15-25
1		

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

GRISSOM PARKWAY, COCOA, FL

CAUTION
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DATE:	11-20-2025
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APPROVED:	MWH
SHEET NO:	3 OF 4
REV:	7

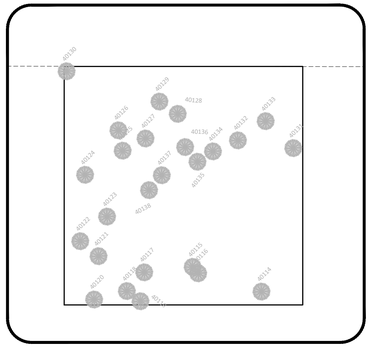
S:\GEOSPATIAL & LAND SURVEYING\25-0290.001 GRISSOM PARKWAY, COCOA, FL\DWG (SURVEY)\25-0290.001 GRISSOM PARKWAY_REV7.DWG — 2/10/2026 2:41 PM

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF

A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

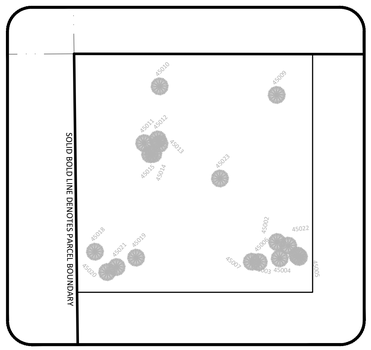
NOT VALID WITHOUT ALL SHEETS



TREE SAMPLE AREA 1

1 INCH = 30 FEET

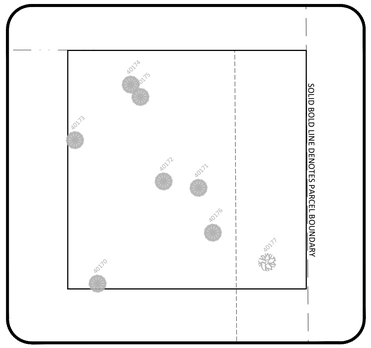
TREE SAMPLE AREA 1		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40114	PINE TREE	6
40115	PINE TREE	7
40116	PINE TREE	6
40117	PINE TREE	7
40118	PINE TREE	6
40119	PINE TREE	6
40120	PINE TREE	6
40121	PINE TREE	6
40122	PINE TREE	6
40123	PINE TREE	7
40124	PINE TREE	6
40125	PINE TREE	7
40126	PINE TREE	6
40127	PINE TREE	12
40128	PINE TREE	12
40129	PINE TREE	6
40130	PINE TREE	6
40131	PINE TREE	6
40132	PINE TREE	7
40133	PINE TREE	8
40134	PINE TREE	6
40135	PINE TREE	6
40136	PINE TREE	6
40137	PINE TREE	6
40138	PINE TREE	6



TREE SAMPLE AREA 2

1 INCH = 30 FEET

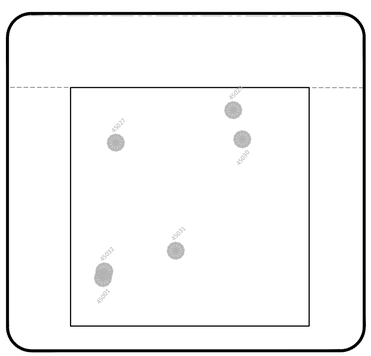
TREE SAMPLE AREA 2		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
45002	PINE TREE	6
45003	PINE TREE	8
45004	PINE TREE	10
45005	PINE TREE	6
45006	PINE TREE	10
45007	PINE TREE	10
45009	PINE TREE	8
45010	PINE TREE	10
45011	PINE TREE	12
45012	PINE TREE	8
45013	PINE TREE	6
45014	PINE TREE	10
45015	PINE TREE	8
45018	PINE TREE	8
45019	PINE TREE	6
45020	PINE TREE	6
45021	PINE TREE	6
45022	PINE TREE	6
45023	PINE TREE	8



TREE SAMPLE AREA 3

1 INCH = 30 FEET

TREE SAMPLE AREA 3		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40170	PINE TREE	14
40171	PINE TREE	12
40172	PINE TREE	7
40173	PINE TREE	12
40174	PINE TREE	12
40175	PINE TREE	12
40176	PINE TREE	6
40177	OAK TREE	6

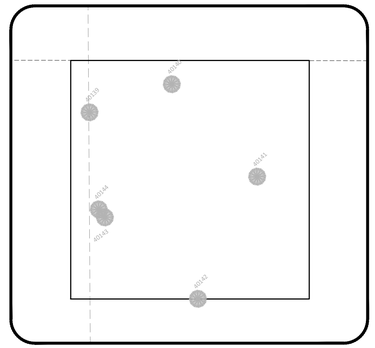


TREE SAMPLE AREA 4

1 INCH = 30 FEET

TREE SAMPLE AREA 4		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
45001	PINE TREE	8
45027	PINE TREE	6
45029	PINE TREE	14
45030	PINE TREE	12
45031	PINE TREE	6
45032	PINE TREE	8

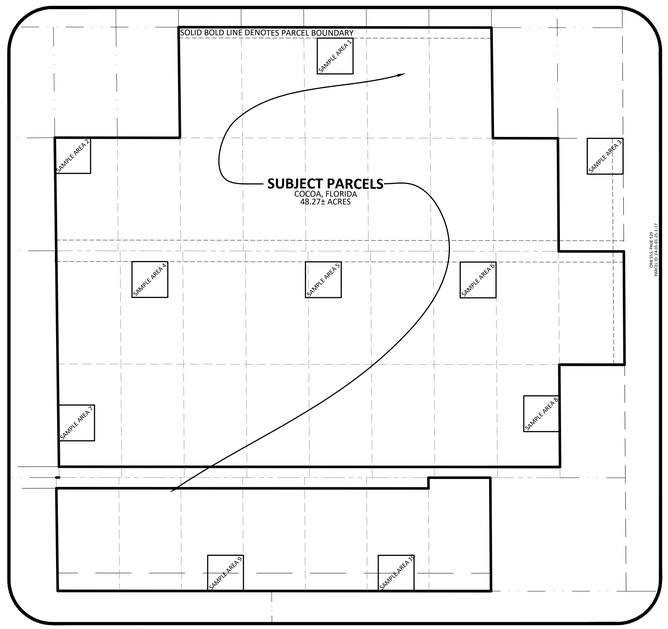
THIS SHEET IS PART OF A 4-SHEET SET AND IS NOT VALID WITHOUT ALL OTHER SHEETS OF THIS SET.



TREE SAMPLE AREA 5

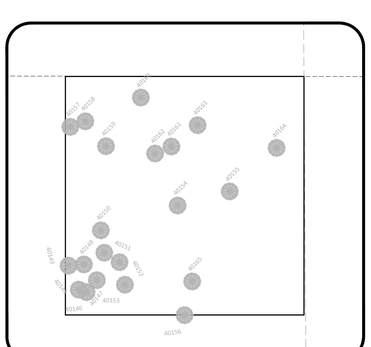
1 INCH = 30 FEET

TREE SAMPLE AREA 5		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40139	PINE TREE	6
40140	PINE TREE	8
40141	PINE TREE	8
40142	PINE TREE	7
40143	PINE TREE	8
40144	PINE TREE	6



SAMPLE AREA KEY MAP

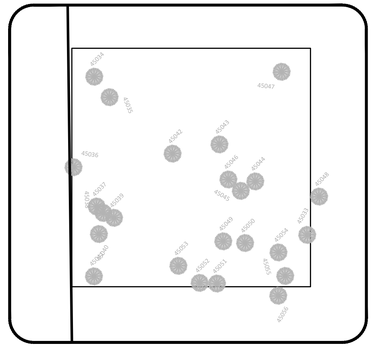
NOT TO SCALE



TREE SAMPLE AREA 6

1 INCH = 30 FEET

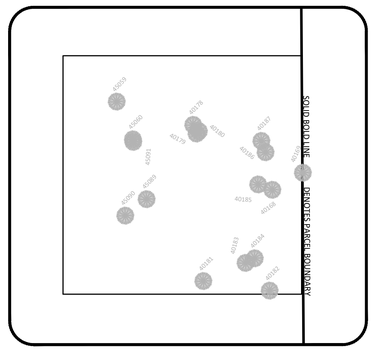
TREE SAMPLE AREA 6		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40145	PINE TREE	12
40146	PINE TREE	8
40147	PINE TREE	14
40148	PINE TREE	8
40149	PINE TREE	7
40150	PINE TREE	6
40151	PINE TREE	8
40152	PINE TREE	8
40153	PINE TREE	10
40154	PINE TREE	7
40155	PINE TREE	12
40156	PINE TREE	16
40157	PINE TREE	12
40158	PINE TREE	12
40159	PINE TREE	6
40160	PINE TREE	6
40161	PINE TREE	10
40162	PINE TREE	8
40163	PINE TREE	12
40164	PINE TREE	8
40165	PINE TREE	6



TREE SAMPLE AREA 7

1 INCH = 30 FEET

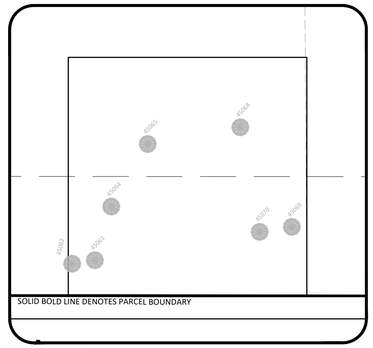
TREE SAMPLE AREA 7		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
45033	PINE TREE	10
45034	PINE TREE	6
45035	PINE TREE	6
45036	PINE TREE	10
45037	PINE TREE	12
45038	PINE TREE	8
45039	PINE TREE	6
45040	PINE TREE	10
45041	PINE TREE	12
45042	PINE TREE	10
45043	PINE TREE	10
45044	PINE TREE	12
45045	PINE TREE	6
45046	PINE TREE	8
45047	PINE TREE	8
45048	PINE TREE	12
45049	PINE TREE	6
45050	PINE TREE	10
45051	PINE TREE	10
45052	PINE TREE	10
45053	PINE TREE	10
45054	PINE TREE	8
45055	PINE TREE	10
45056	PINE TREE	8



TREE SAMPLE AREA 8

1 INCH = 30 FEET

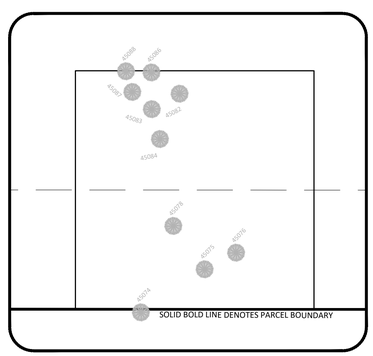
TREE SAMPLE AREA 8		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40168	PINE TREE	12
40169	PINE TREE	12
40178	PINE TREE	12
40179	PINE TREE	8
40180	PINE TREE	6
40181	PINE TREE	12
40182	PINE TREE	8
40183	PINE TREE	12
40184	PINE TREE	24
40185	PINE TREE	12
40186	PINE TREE	12
40187	PINE TREE	14
45059	PINE TREE	12
45060	PINE TREE	8
45089	PINE TREE	10
45090	PINE TREE	24
45091	PINE TREE	12



TREE SAMPLE AREA 9

1 INCH = 30 FEET

TREE SAMPLE AREA 9		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
45061	PINE TREE	8
45062	PINE TREE	5
45064	PINE TREE	9
45065	PINE TREE	8
45068	PINE TREE	12
45069	PINE TREE	7
45070	PINE TREE	5



TREE SAMPLE AREA 10

1 INCH = 30 FEET

TREE SAMPLE AREA 10		
POINT NUMBER	TREE TYPE	TREE SIZE
45074	PINE TREE	15
45075	PINE TREE	15
45076	PINE TREE DOUBLE	13 & 9
45078	PINE TREE	14
45082	PINE TREE	7
45083	PINE TREE	8
45084	PINE TREE	6
45086	PINE TREE	7
45087	PINE TREE	6
45088	PINE TREE	6

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ENGINEERS ★ PLANNERS ★ SURVEYORS
222 CHURCH STREET
KISSIMMEE, FL 32741
PHONE (407)846-1216
COA 32059 LB 6605

REV NO.	DATE	
8	DATE:	
7	DATE:	
6	DATE:	REVISED EASEMENT GRAPHICS BASED ON LEGAL REVIEW
5	DATE: 2-9-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
4	DATE: 2-6-26	REVISED INTERIOR PARCEL DISPLAY
3	DATE: 2-4-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
2	DATE: 1-27-26	UPDATED LEGAL DESCRIPTION
1	DATE: 1-22-26	ADDED TREE SAMPLE AREAS
	DATE: 12-15-25	BOUNDARY MODIFICATION, ADDED TOPOGRAPHIC DATA

REV NO.	DATE	
10	DATE:	
9	DATE:	
8	DATE:	
7	DATE:	
6	DATE:	
5	DATE:	
4	DATE:	
3	DATE:	
2	DATE:	
1	DATE:	

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

GRISSOM PARKWAY, COCOA, FL

CAUTION

0 1/2 1

IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

DATE: 11-20-2025
JOB NO: 25-0290.001
DESIGN:
DRAWN: AR
APPROVED: MWH
SHEET NO: 4 OF 4
REV: 7

S:\GEOSPATIAL & LAND SURVEY\NSV\25-0290.001 GRISSOM PARKWAY, COCOA, FL\DWG (SURVEY)\25-0290.001 GRISSOM PARKWAY_REV7.DWG – 2/10/2026 2:41 PM

COMPREHENSIVE PLAN AMENDMENTNARRATIVE

GRISSOM PARKWAY PROJECT

Submitted to:

City of Cocoa

Office of Planning and Development

Land Development Division

March 26, 2026

KPMFranklin

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Appendix A5 – Soils Map

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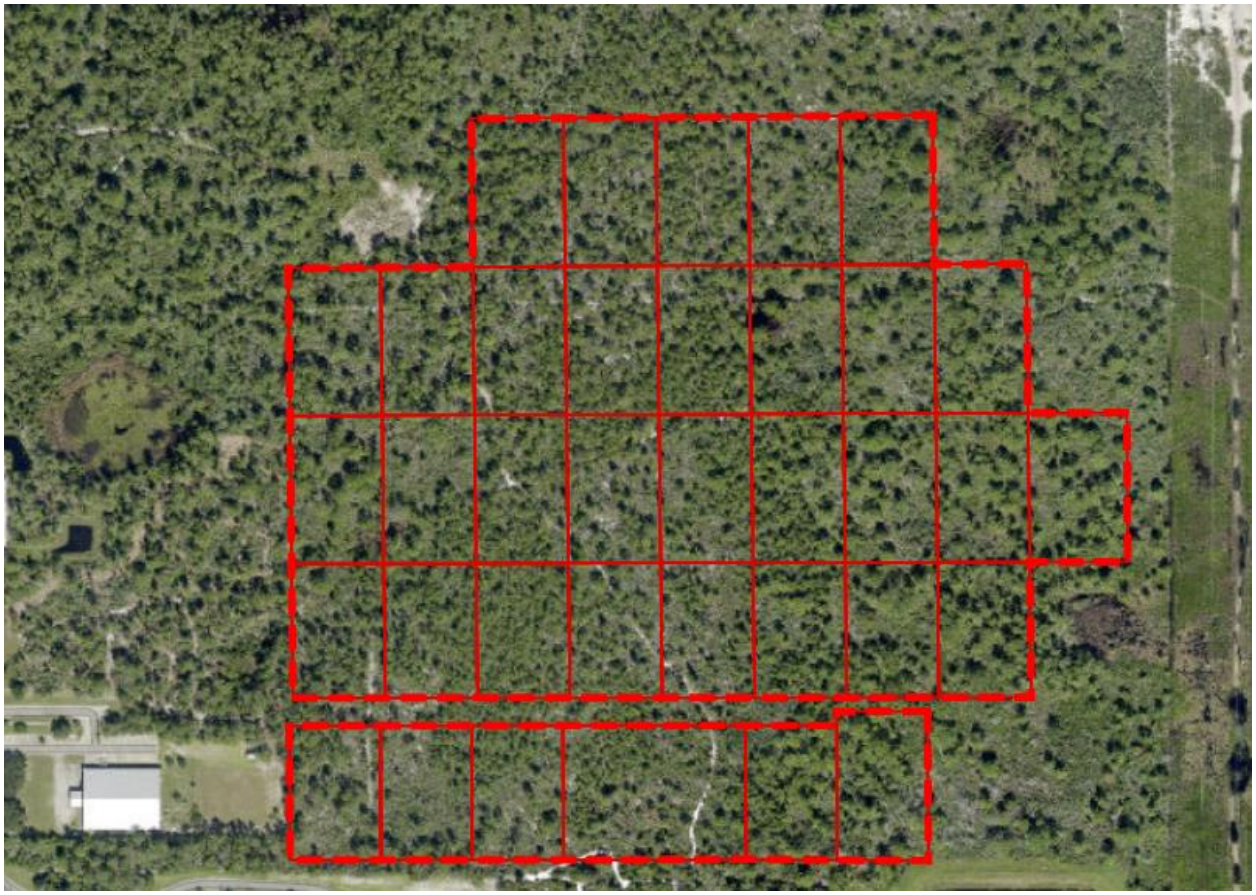
Appendix B – Parcel IDs

A. INTRODUCTION

The Park Industrial project consists of 36 contiguous lots totaling approximately 42.6 acres, located east of Grissom Parkway and south of Canaveral Groves Boulevard. The Property is identified under Parcel Identification Numbers 24 3501-25-14-9, 24 3501-25-14-8, 24 3501-25-14-7, 24 3501-25-14-5, 24 3501-25-14-4, 24 3501-25-14-3, 24 3501-25-13-18, 24 3501-25-13-19, 24 3501-25-13-20, 24 3501-25-13-21, 24 3501-25-13-22, 24 3501-25-13-23, 24 3501-25-13-24, 24 3501-25-13-25, 24 3501-25-13-9, 24 3501-25-13-8, 24 3501-25-13-7, 24 3501-25-13-6, 24 3501-25-13-5, 24 3501-25-13-4, 24 3501-25-13-3, 24 3501-25-13-2, 24 3501-25-13-1, 24 3501-25-12-18, 24 3501-25-12-19, 24 3501-25-12-20, 24 3501-25-12-21, 24 3501-25-12-22, 24 3501-25-12-23, 24 3501-25-12-24, 24 3501-25-12-25, 24 3501-25-12-7, 24 3501-25-12-6, 24 3501-25-12-5, 24 3501-25-12-4, 24 3501-25-12-3 (collectively referred to herein as the "Property"), as illustrated on the accompanying location map. The parcel ID list has also been provided under Appendix B.



The proposed development is envisioned as an industrial park accommodating multiple buildings, including two 178,000-square-foot structures and one 156,000-square-foot structure intended for warehouse and distribution operations and contractor offices. Additional proposed uses include light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales.

The project site is bordered by existing industrial manufacturing and warehouse uses to the east and single family residential to the north. The subject property currently has three structures that are not in use. At this time the applicant, Park Industrial LLC, is requesting consideration and approval of a Comprehensive Plan Amendment to Business Park Center to permit development and construction of warehouse, heavy equipment sales and outdoor storage of building materials on the 42.6-acre parcel.

To facilitate development of the proposed industrial uses, the applicant seeks a Comprehensive Plan Amendment (CPA) to change the Future Land Use (FLU) designation of the Property from County Residential 4 (RES-4) to City Industrial. A concurrent annexation and rezoning application have been submitted for the property as well.

B. FISCAL IMPACT

The proposed amendment is not expected to have any adverse fiscal impact on the City's finances. In fact, the change from County Residential-4 (RES-4) to the City's Industrial Future Land Use designation is anticipated to generate a net positive fiscal effect over time.

Under the existing RES-4 designation, development potential is limited to low-density residential uses, which typically require a higher level of municipal services per acre—such as police, fire, roadway maintenance, utilities, parks, and other residential-supporting infrastructure—while generating comparatively lower ad valorem revenue on a per-acre basis.

By contrast, industrial development generally produces a more favorable fiscal balance due to higher taxable improvement values and a lower demand for City services relative to residential uses. Industrial uses do not generate school enrollment impacts, require fewer police and fire service calls per acre, and place less demand on community facilities and recreation services. Additionally, industrial employment centers contribute positively to the City's economic base by expanding job opportunities and supporting local business activity.

Utilities and infrastructure necessary to serve the site will be addressed during the development review process, and any system capacity improvements required to support the proposed development will be funded by the applicant in accordance with City standards. As such, there is no anticipated burden on the City's existing capital facilities.

Overall, the proposed amendment is expected to result in a neutral to positive fiscal impact, increasing the City's long-term tax base while requiring fewer municipal service expenditures compared to the allowable residential development under the existing County RES-4 designation.

C. FACILITIES IMPACT

The proposed amendment from County Residential-4 (RES-4) to the City's Industrial Future Land Use designation is not expected to create adverse impacts on public facilities. The following summarizes anticipated effects on each major public facility category as required by the City:

Potable Water

The City's Utility Department has confirmed that existing potable water lines are located adjacent to the site and that the system has adequate capacity to serve the proposed industrial development. No off-site water system improvements or capacity expansions are required to accommodate the amendment. Any necessary connections and on-site extensions will be the responsibility of the applicant. As such, no negative impact to potable water facilities is anticipated.

Sanitary Sewer

Existing sanitary sewer infrastructure is also located adjacent to the property, and the Utility Department has confirmed sufficient available capacity. No municipal capital improvements are needed to support the amendment. Wastewater impacts will be limited to typical industrial usage, which generally results in lower demand compared to the potential residential development permitted under the current RES-4 designation.

Stormwater

Industrial development on the site will be required to meet all current City and St. Johns River Water Management District (SJRWMD) stormwater regulations. Treatment and attenuation will be managed entirely on-site through a permitted stormwater management system. As such, the amendment does not require City investment in stormwater facilities and will not adversely impact regional stormwater systems.

Transportation

Industrial uses typically generate fewer peak-hour trips than residential uses allowed under RES-4 on a per-acre basis. A detailed traffic analysis will be submitted at the time of site plan review if required. The amendment itself does not create a level-of-service deficiency on the surrounding roadway network, and any transportation improvements needed to support the development will be addressed by the applicant through the development review process.

Solid Waste

Industrial uses produce lower volumes of solid waste per acre compared to residential development, and the City's existing solid waste service capacity is adequate to accommodate the anticipated demand. No additional capital facilities or operational expansions are required.

Parks and Recreation

Industrial development does not generate residential population and therefore does not increase demand on the City's parks, recreation, or open-space facilities. The amendment will have no impact on these services.

Public Schools

Because the proposed industrial use does not generate school-aged population, the amendment will have no impact on the Brevard County School District. School concurrency is not applicable.

Public Safety (Police and Fire)

Industrial development typically results in fewer service calls per acre than residential uses. The Cocoa Police Department and Cocoa Fire Department are anticipated to serve the site using existing personnel, equipment, and response districts. No additional stations or capital investments are required to maintain acceptable levels of service.

D. ENVIRONMENTAL IMPACT

A review of available mapping and site conditions indicates that the property is largely previously disturbed and does not contain jurisdictional wetlands, conservation areas, or listed-species habitat. Any potential environmental resources will be further evaluated during the development review process in accordance with City requirements and all applicable state and federal regulations, including St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (USACE), if applicable.

In addition, a Phase I Environmental Site Assessment (ESA) will be prepared and submitted with the Site Development Plan application. This assessment will evaluate past and present site conditions, identify any recognized environmental conditions (RECs), and ensure that any environmental considerations are thoroughly reviewed and addressed prior to construction. This step further ensures that the amendment and future development will not result in adverse environmental impacts

E. CONSISTENCY WITH CITY COMPREHENSIVE PLAN

The subject property is located within an area that has already transitioned to an established industrial corridor. All surrounding properties within the City limits carry an Industrial Future Land Use designation, and the immediate vicinity is characterized by active industrial and employment-generating uses. Notably, an Amazon warehouse facility is located directly to the south, further reinforcing the area's functional identity as a major industrial and logistics hub. The proposed Industrial designation creates compatibility and continuity with the existing development pattern and supports the City's strategy of consolidating industrial uses in locations with adequate access, infrastructure, and employment opportunities.

The amendment also advances key Comprehensive Plan policies related to economic development by facilitating new industrial employment opportunities, increasing the City's taxable base, and encouraging development in areas already served by existing infrastructure systems. The City's Utility Department has confirmed the availability of adjacent potable water and sanitary sewer lines and adequate system capacity, supporting the Comprehensive Plan's emphasis on directing growth to locations where public facilities and services can be efficiently provided.

Additionally, the amendment is consistent with the City's land use compatibility and community character policies. Industrial development on the site will be compatible with adjacent industrial uses and zoning districts and will not intrude upon or disrupt residential neighborhoods or sensitive land uses. The amendment promotes orderly, logical land use transitions and avoids the introduction of incompatible uses within an established industrial service area.

F. CITY'S ABILITY TO PROVIDE ADEQUATE PUBLIC FACILITIES AND MAINTAIN ADOPTED LOS

The amendment is located within an area already developed and planned for industrial uses, and the necessary public facilities have sufficient existing capacity to support the proposed industrial development.

Potable Water and Sanitary Sewer

The City's Utility Department has confirmed that both potable water and sanitary sewer lines are located adjacent to the property, with adequate system capacity available to support the anticipated industrial use. Because utilities already exist in proximity to the site, the City will not be required to extend new lines or increase treatment capacity to maintain LOS. Any on-site improvements or connection modifications will be constructed and funded by the applicant in accordance with City standards.

Stormwater Management

The amendment does not affect the City's ability to maintain LOS for stormwater facilities. Future development will be required to design and construct on-site stormwater treatment and attenuation facilities consistent with City requirements and the St. Johns River Water Management District (SJRWMD). The City is not responsible for providing additional stormwater infrastructure to serve the site.

Transportation

Industrial uses typically generate fewer peak-hour trips per acre than residential development permitted under the RES-4 designation. The amendment itself does not create a roadway LOS deficiency, and any future development impacts will be evaluated through the development review process. If needed, transportation improvements will be provided by the applicant to maintain LOS on affected roadway segments and intersections in accordance with City and County concurrency standards.

Parks and Recreation

Industrial uses do not generate residential population and therefore do not create additional demand on the City's parks or recreation facilities. The amendment has no impact on park LOS and does not require any additional recreational infrastructure or staffing.

Schools

Industrial development does not generate school-aged children. Therefore, the amendment does not impact the Brevard County School District or affect the ability to maintain school facility LOS.

Solid Waste

The City's existing solid waste collection and disposal capacity is sufficient to accommodate the minimal additional demand associated with industrial uses. The amendment does not require expansion of solid waste facilities or service capacity.

Public Safety (Police and Fire)

Industrial land uses typically require fewer police and fire service calls per acre than residential development. The Cocoa Police Department and Cocoa Fire Department can serve the site using existing staffing, equipment, and response patterns. No reductions in LOS are anticipated, and no additional public safety facilities or personnel are required as a result of the amendment.

G. COMPATIBILTIY WITH SURROUNDING LAND USES

The proposed amendment is compatible with the surrounding land uses and the established development pattern in the area. The subject parcel is located within an existing industrial corridor in the City of Cocoa, where surrounding properties are designated Industrial on the City's Future Land Use Map and are developed with a range of warehouse, distribution, and industrial operations. Directly to the south of the site is a large Amazon warehouse facility, reinforcing the area's role as a regional employment and logistics hub.

The Industrial Future Land Use designation proposed for the subject property is consistent with these existing uses and will create a seamless transition within the established industrial district. The amendment will not introduce new or incompatible land use types, nor will it generate impacts on residential neighborhoods, as no residential areas are located adjacent to or in close proximity to the site.

Given the surrounding industrial designations, the presence of large-scale industrial and distribution facilities, and the overall character of the area, the proposed amendment is compatible with the existing and planned land use framework. It supports orderly development and maintains the integrity and function of the surrounding industrial neighborhood without creating adverse impacts or land use conflicts.

Surrounding Land Use Designations and Current Land Use Activity:

Northwest:	North:	Northeast:
County RES 4 Vacant	County RES 4 Vacant	County RES 4 Vacant

West: County Commercial Retail / Commercial	**Grissom Parkway Property:** County RES 4 Vacant	**East:** County RES 4 Industrial
Southwest: County Commercial Retail / Commercial	**South:** City Industrial Vacant	**Southeast:** City Industrial Industrial

H. IMPACT ON OTHER PROVISIONS

The proposed amendment from County Residential-4 (RES-4) to the City's Industrial Future Land Use designation will not create any conflicts with other provisions of the City of Cocoa Comprehensive Plan, nor will it result in internal inconsistencies among adopted goals, objectives, or policies.

The amendment supports and reinforces multiple elements of the Comprehensive Plan, including the Future Land Use, Infrastructure, Economic Development, and Transportation elements, by locating industrial development within an area already characterized by industrial operations and served by existing public facilities. The Industrial designation is compatible with surrounding Industrial land uses and is consistent with the City's long-term strategy to promote employment centers, utilize existing utility capacity, and encourage infill development within established service areas.

The amendment does not alter or impair any adopted levels of service, natural resource protection standards, mobility strategies, or community character policies. No provisions of the Comprehensive Plan are contradicted or weakened by the proposed amendment, and the industrial use of the site aligns with the City's vision for logical, contiguous, and economically productive land use patterns.

Accordingly, approval of the amendment will not result in any internal inconsistencies within the Comprehensive Plan, and the amendment is fully compatible with the City's adopted goals, objectives, and policies.

I. CONCLUSION

The proposed Future Land Use Map amendment from County Residential-4 (RES-4) to the City's Industrial designation is consistent with the City of Cocoa's Comprehensive Plan and supports the orderly, logical, and economically productive development of the area. The subject property is located within an established industrial corridor, surrounded by existing industrial uses and designations, including a major Amazon distribution facility to the south. The amendment reinforces this development pattern and promotes compatibility with surrounding land uses.

All required analyses demonstrate that the amendment will not negatively impact public facilities, levels of service, environmental resources, or historical or cultural assets. Potable water and sanitary sewer infrastructure are already located adjacent to the site with adequate capacity confirmed by the City's Utility Department. Stormwater will be addressed through on-site systems meeting City and SJRWMD requirements, and the anticipated industrial use will generate fewer public service demands than the residential development

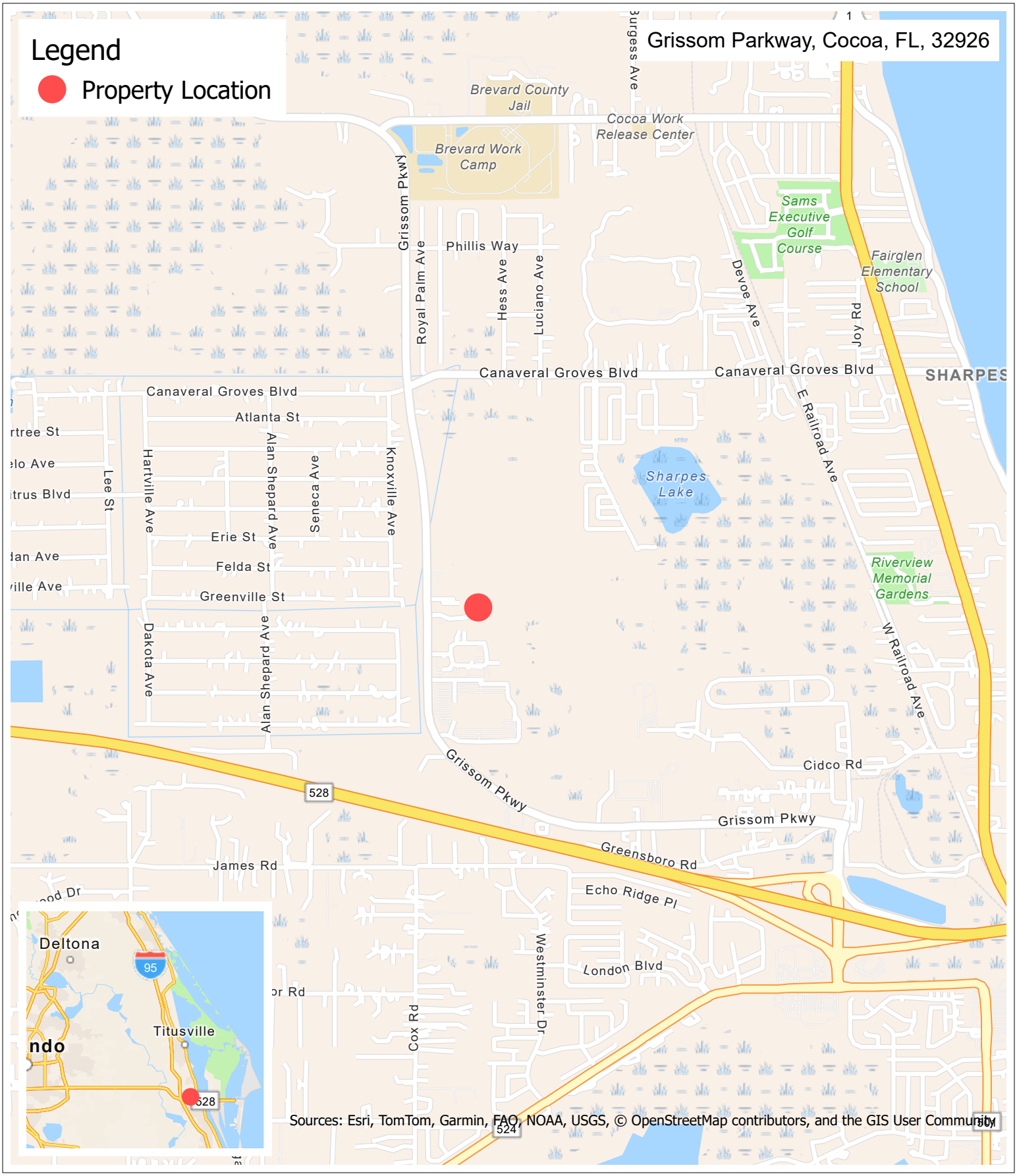
permitted under the current RES-4 designation. A Phase I Environmental Site Assessment will be provided with the Site Development Plan to ensure continued environmental due diligence.

The amendment will not create internal inconsistencies within the Comprehensive Plan and aligns with the City's goals for economic development, infill growth, and the efficient use of existing public facilities. By supporting new employment opportunities and strengthening the industrial tax base, the amendment provides a long-term benefit to the City while maintaining compatibility with existing development patterns.

For these reasons, the proposed amendment is appropriate, consistent with City policy, and in the best interest of the community.

Appendix A

GIS MAPS



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Grissom Pkwy Cocoa Site

Brevard County, Florida

Location Map

FIGURE - A1 | Mar 26, 2026

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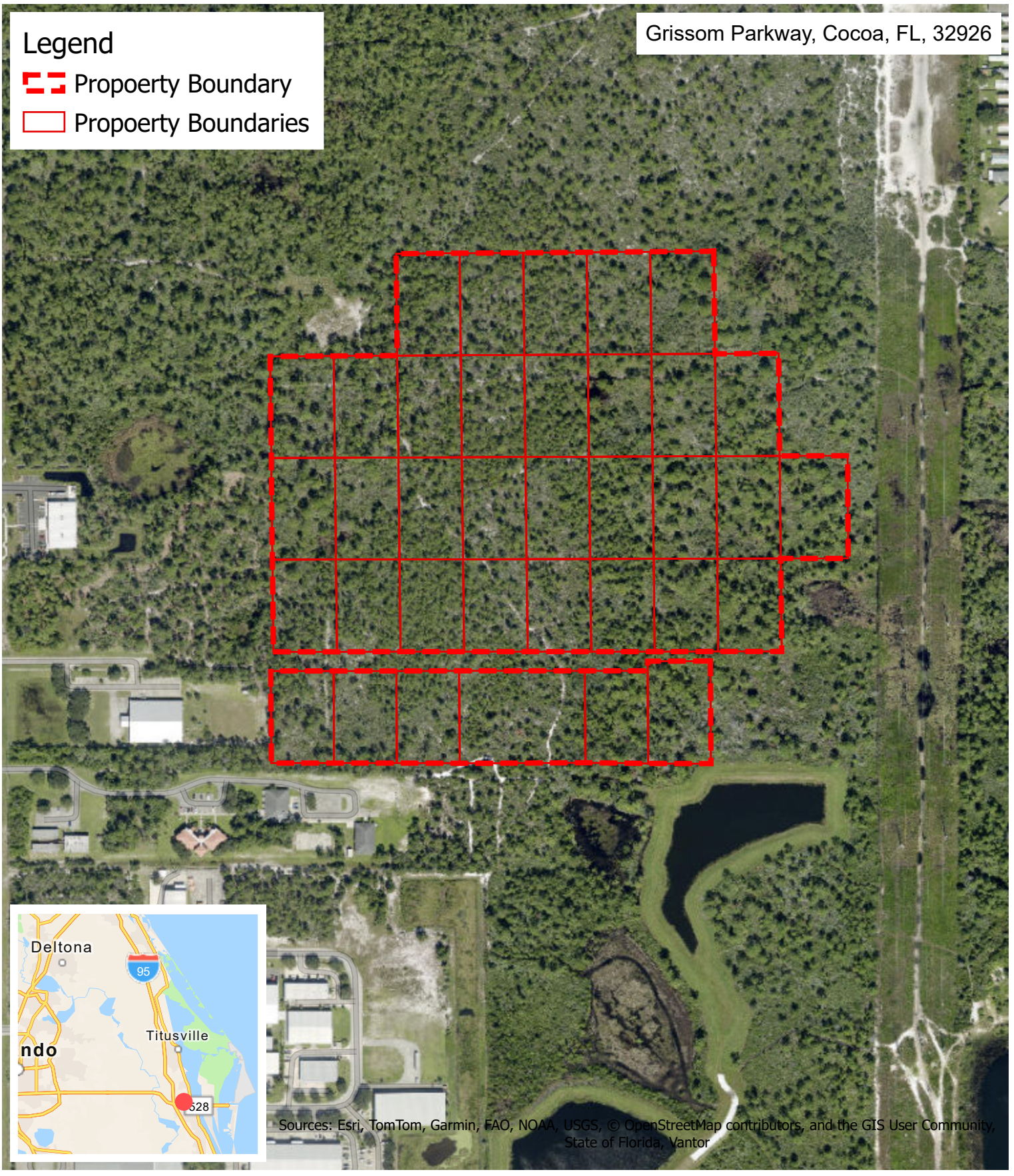

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Grissom Pkwy Cocoa Site

Brevard County, Florida

2024 Aerial Map

FIGURE - A2 | Mar 26, 2026

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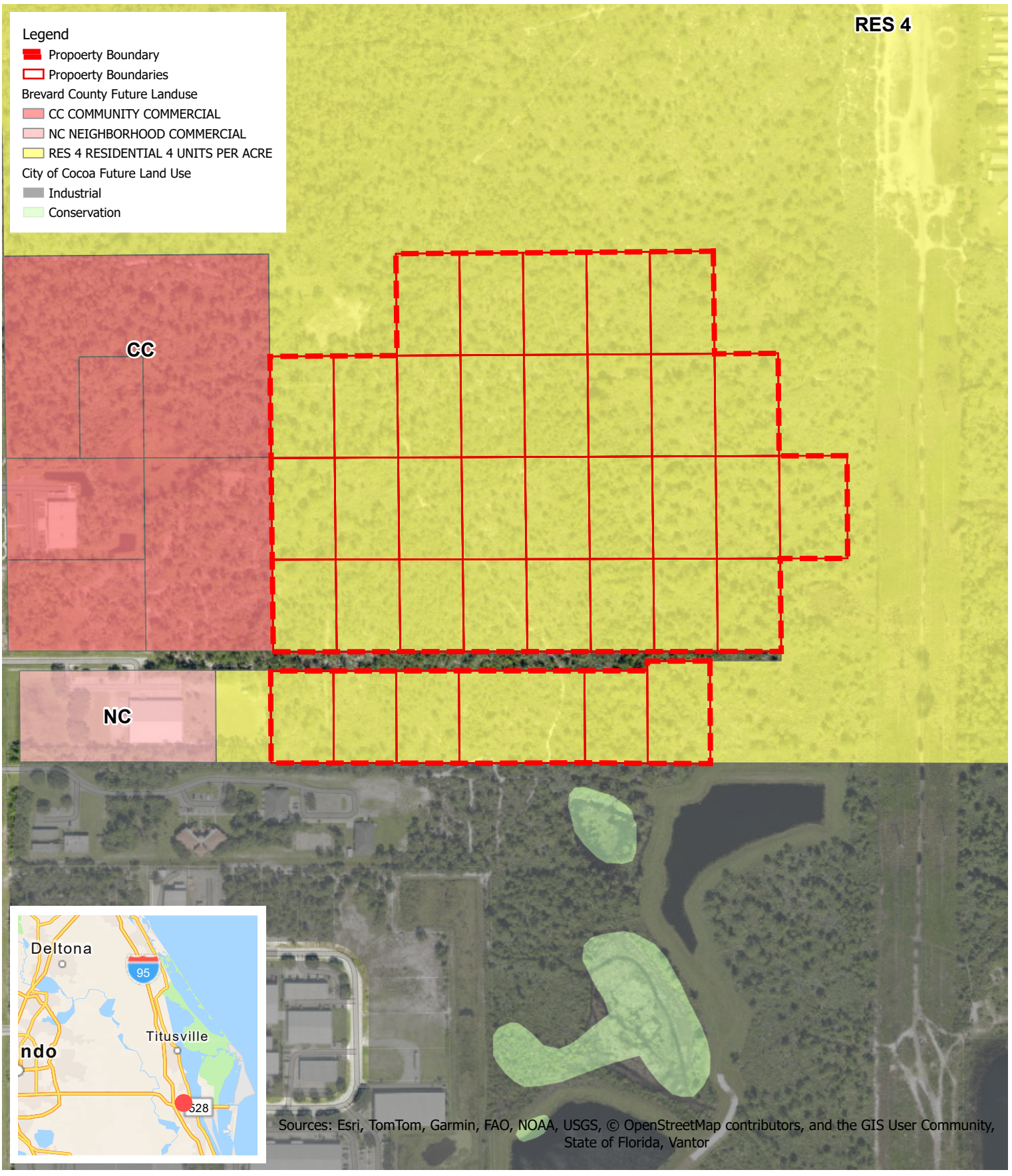

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Grissom Pkwy Cocoa Site

Brevard County, Florida

Future Land Use Map

FIGURE - A3 | Mar 26, 2026

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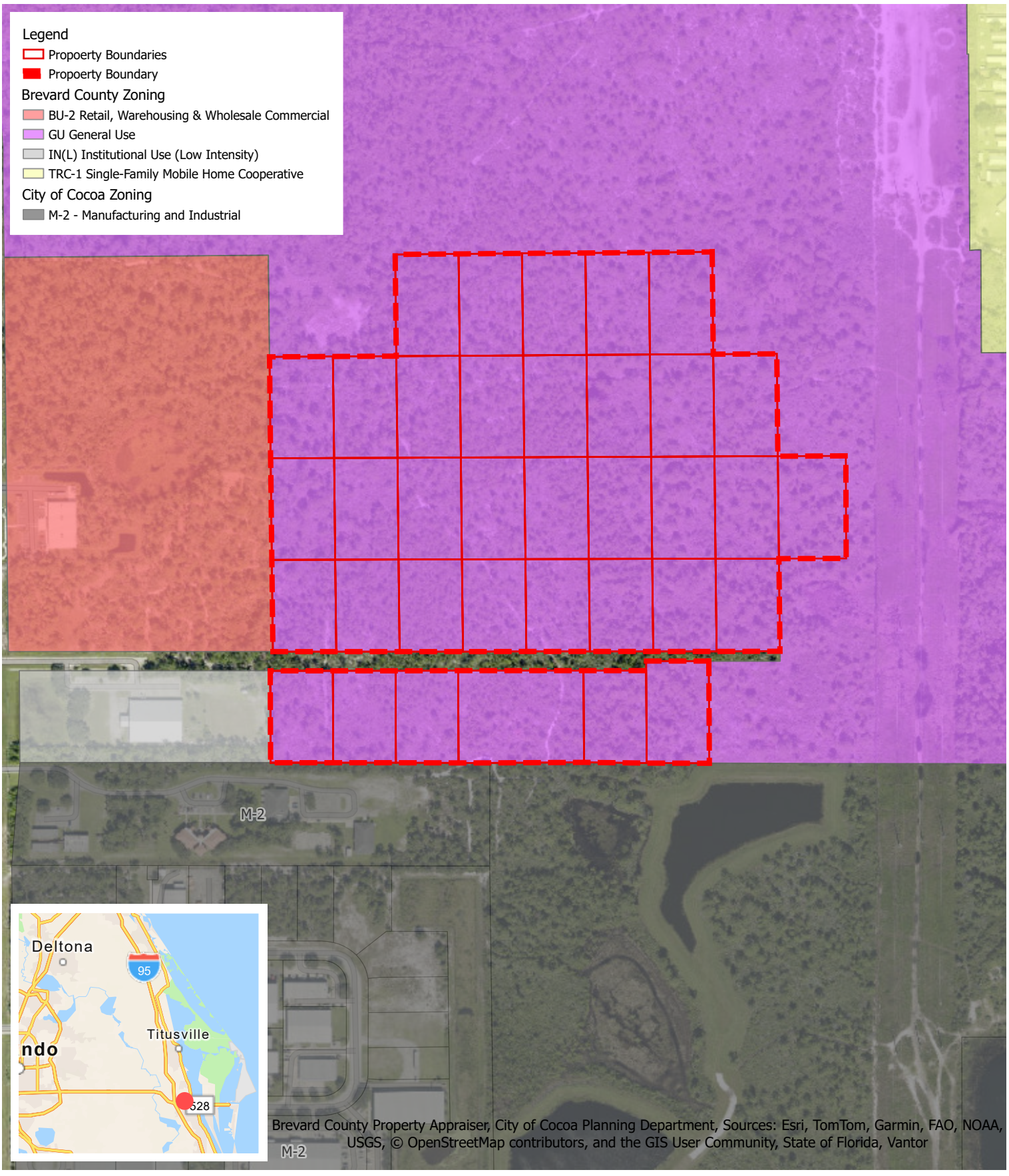

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Grissom Pkwy Cocoa Site

Brevard County, Florida

Zoning Map

FIGURE - A4 | Mar 26, 2026

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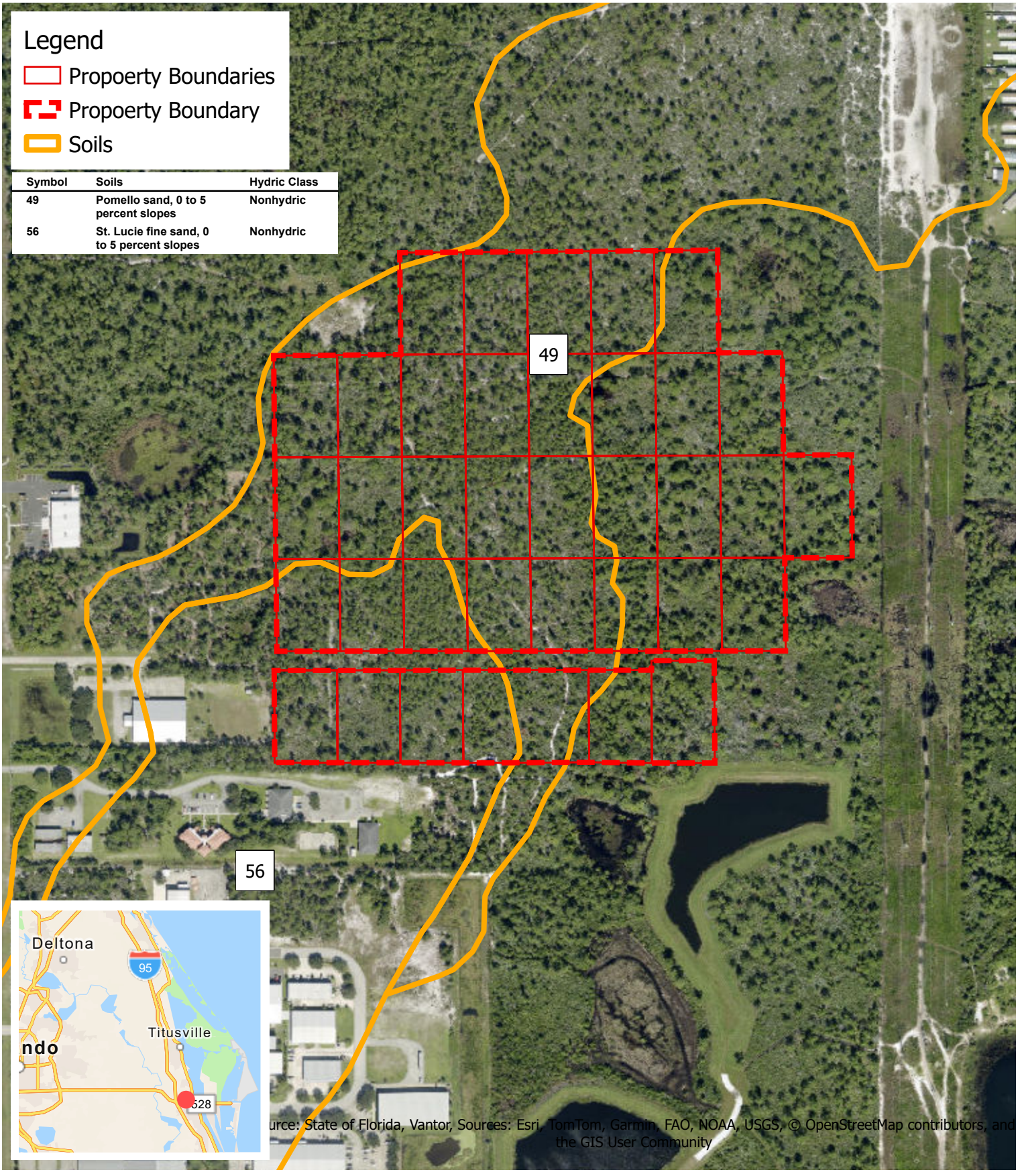

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Grissom Pkwy Cocoa Site

Brevard County, Florida

NRCS Soils Map

FIGURE - A5 | Mar 26, 2026

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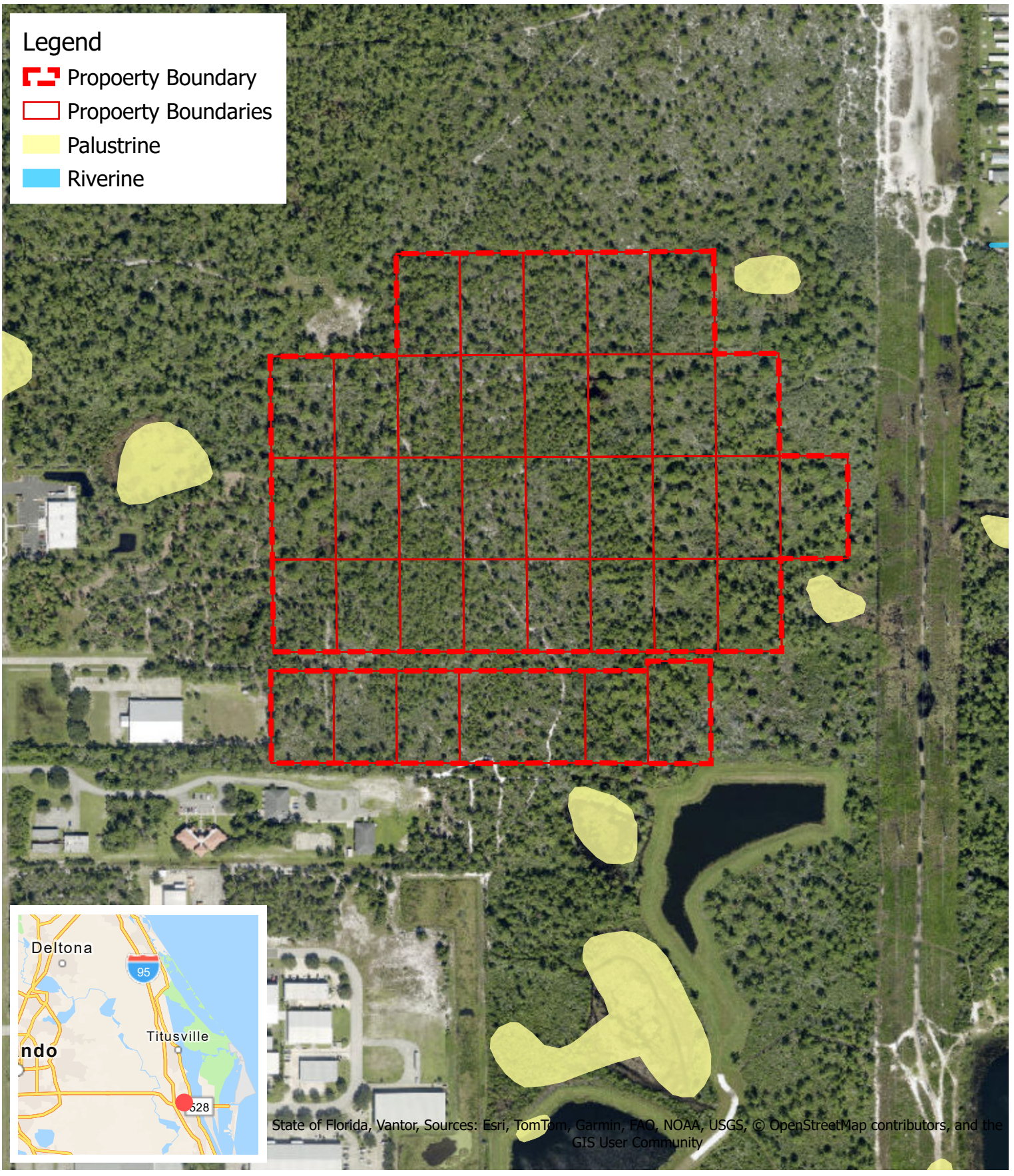

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Grissom Pkwy Cocoa Site

Brevard County, Florida

National Wetland Inventory

FIGURE - A6 | Mar 26, 2026

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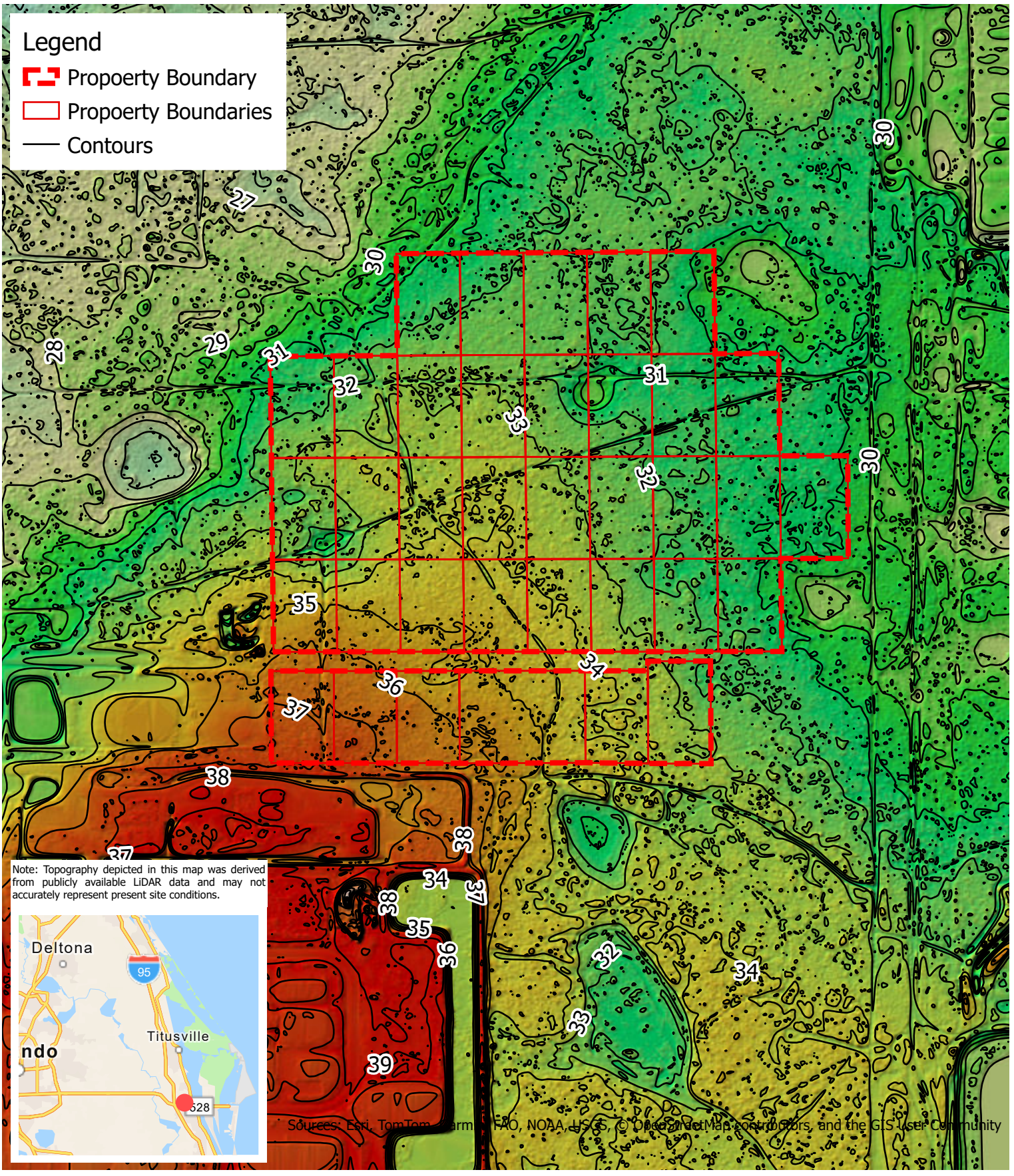

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Grissom Pkwy Cocoa Site

Brevard County, Florida

2018 Topographic Map

FIGURE - A7 | Mar 26, 2026

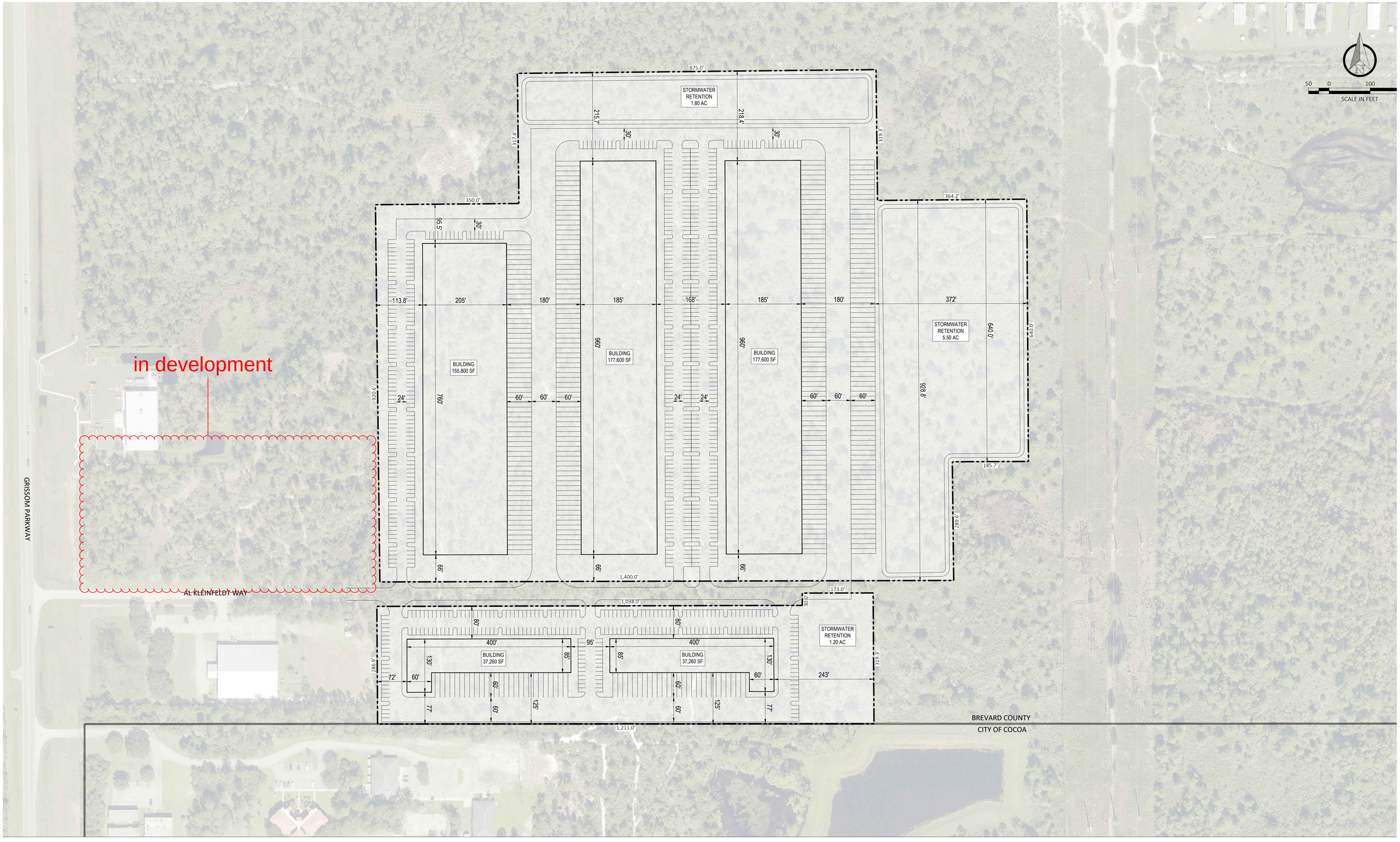
N
W
E
S

400
Feet

Appendix B

PARCEL IDs

OBJECTID	Tax Account ID	Parcel IDs	Acres	Property Owner
1	2400740	24-35-01-25-14-9	1.14	Morris, Dale: Morris, Lori
2	2400739	24-35-01-25-14-8	1.14	Morris, Dale: Morris, Lori
3	2400738	24-35-01-25-14-7	1.14	Morris, Dale: Morris, Lori
4	2400737	24-35-01-25-14-5	2.28	Morris, Dale: Morris, Lori
5	2400736	24-35-01-25-14-4	1.14	Morris, Dale: Morris, Lori
6	2400735	24-35-01-25-14-3	1.15	Morris, Dale: Morris, Lori
7	2400725	24-35-01-25-13-18	1.15	Morris, Dale: Morris, Lori
8	2400726	24-35-01-25-13-19	1.15	Morris, Dale: Morris, Lori
9	2400727	24-35-01-25-13-20	1.15	Morris, Dale: Morris, Lori
10	2400728	24-35-01-25-13-21	1.16	Morris, Dale: Morris, Lori
11	2400729	24-35-01-25-13-22	1.16	Morris, Dale: Morris, Lori
12	2400730	24-35-01-25-13-23	1.16	Morris, Dale: Morris, Lori
13	2400731	24-35-01-25-13-24	1.16	Morris, Dale: Morris, Lori
14	2400732	24-35-01-25-13-25	1.16	Morris, Dale: Morris, Lori
15	2400718	24-35-01-25-13-9	1.15	Morris, Dale: Morris, Lori
16	2400717	24-35-01-25-13-8	1.15	Morris, Dale: Morris, Lori
17	2400716	24-35-01-25-13-7	1.15	Morris, Dale: Morris, Lori
18	2400715	24-35-01-25-13-6	1.16	Morris, Dale: Morris, Lori
19	2400714	24-35-01-25-13-5	1.16	Morris, Dale: Morris, Lori
20	2400713	24-35-01-25-13-4	1.16	Morris, Dale: Morris, Lori
21	2400712	24-35-01-25-13-3	1.16	Morris, Dale: Morris, Lori
22	2400711	24-35-01-25-13-2	1.16	Morris, Dale: Morris, Lori
23	2400710	24-35-01-25-13-1	1.03	Morris, Dale: Morris, Lori
24	2400701	24-35-01-25-12-18	1.15	Morris, Dale: Morris, Lori
25	2400702	24-35-01-25-12-19	1.15	Morris, Dale: Morris, Lori
26	2400703	24-35-01-25-12-20	1.15	Morris, Dale: Morris, Lori
27	2400704	24-35-01-25-12-21	1.16	Morris, Dale: Morris, Lori
28	2400705	24-35-01-25-12-22	1.16	Morris, Dale: Morris, Lori
29	2400706	24-35-01-25-12-23	1.16	Morris, Dale: Morris, Lori
30	2400707	24-35-01-25-12-24	1.16	Morris, Dale: Morris, Lori
31	2400708	24-35-01-25-12-25	1.16	Morris, Dale: Morris, Lori
32	2400691	24-35-01-25-12-7	1.15	Morris, Dale: Morris, Lori
33	2400690	24-35-01-25-12-6	1.16	Morris, Dale: Morris, Lori
34	2400689	24-35-01-25-12-5	1.16	Morris, Dale: Morris, Lori
35	2400688	24-35-01-25-12-4	1.16	Morris, Dale: Morris, Lori
36	2400687	24-35-01-25-12-3	1.16	Morris, Dale: Morris, Lori



CONCEPTUAL SITE PLAN
CITY OF COCOA I BREVARD COUNTY I FLORIDA

GRISSOM PKWY

PROJECT NO. 25-0290.MKT
PLAN SCALE: 1" = 100'
DATE: 9/15/25

DISCLAIMER: CONCEPTUAL SITE LAYOUT HAS BEEN PREPARED WITH THE BEST INFORMATION AVAILABLE AND DOES NOT REPRESENT FINAL ENGINEERING ELEMENTS. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING ANALYSIS AND SHALL ONLY BE UTILIZED AS AN ESTIMATE FOR DEVELOPMENT FEASIBILITY

KPMFrankl ENGINEERS • PLANNERS • SURVEY


NO PARKING
FIRE LANE


STOP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2170







ORDINANCE NO. 02-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR THIRTY-SIX (36) PARCELS OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY 45.26 ACRES, GENERALLY LOCATED EAST OF GRISSOM PARKWAY, SOUTH OF CANAVERAL GROVES BLVD, AND NORTH OF OXBOW CIRCLE, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "RESIDENTIAL 4" TO CITY OF COCOA "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

WHEREAS, on _____, 2026, the City Council adopted Ordinance Number 01-2026, which annexed the subject property into the City of Cocoa; and

WHEREAS, the City is granted the authority, under § 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes except when expressly prohibited by law; and

WHEREAS, the future land use map amendment embodied in this Ordinance is a small-scale amendment to the City of Cocoa Comprehensive Plan in accordance with Section 163.3187(1), Florida Statutes; and

WHEREAS, the Local Planning Agency of the City of Cocoa held a duly noticed public hearing on April 01, 2026, in accordance with the procedures established in Chapter 163, Part II, Florida Statutes, on the proposed comprehensive plan amendment; and

WHEREAS, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed amendment set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby approves and adopts the Comprehensive Plan Amendment set forth hereunder; and

WHEREAS, the City Council hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of the City of Cocoa, Florida.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are fully incorporated herein by this reference.

Section 2. Authority. This Ordinance is adopted in compliance with, and pursuant to, the Community Planning Act, Sections 163.3161, et. seq., Florida Statutes.

Section 3. Purpose and Intent. It is hereby declared to be the purpose and intent of this Ordinance to adopt a Comprehensive Plan amendment incorporating the revisions stated herein as part of the City of Cocoa Comprehensive Plan.

Section 4. Adoption of Amendment to the Future Land Use Map. The City of Cocoa Comprehensive Plan, Future Land Use Map, is hereby amended by changing the designation of the real property legally described and depicted on **Exhibit "A"** from Brevard County "Residential 4" future land use to City of Cocoa "Industrial" future land use. **Exhibit "A"** is attached hereto and fully incorporated herein by this reference.

Section 5. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 7. Incorporation into Comprehensive Plan. Upon the effective date of the Comprehensive Plan Amendment adopted by this Ordinance, said Amendment shall be incorporated into the City of Cocoa Comprehensive Plan and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

Section 8. Effective Date and Legal Status of the Plan Amendment. The effective date of this Ordinance shall be conditioned upon the adoption of Ordinance No. 01-2026, and this Ordinance shall not become effective unless and until Ordinance No. 01-2026 is adopted by the City Council. Should Ordinance No. 01-2026 not become effective, then this Ordinance shall become null and void. Should Ordinance No. 01-2026 be adopted, the effective date of this Ordinance shall take effect thirty-one (31) days after the date of its adoption, as written below, in accordance with Section 163.3187(5)(c), Florida Statutes, unless challenged within thirty (30) days after adoption of this Ordinance, in which case this Ordinance shall become effective at such time as the state land planning agency or the Administrative Commission issues a final order determining that the adopted small scale development amendment is in

compliance. No development orders, development permits, or land use dependent on this Amendment may be issued or commenced before the Amendment has become effective. After and from the effective date of this Amendment, the Comprehensive Plan Amendment set forth herein shall amend the City of Cocoa Comprehensive Plan and become a part of that plan and the Amendments shall have the legal status of the City of Cocoa Comprehensive Plan, as amended.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2026.

_____
MICHAEL C. BLAKE
Mayor

ATTEST:

_____
MONICA ARSENAULT
City Clerk

Legal Ad: _____
First Reading:_____
Legal Ad:_____
Second Reading:_____
Effective Date:_____

EXHIBIT A

LEGAL DESCRIPTION AND DEPICTION OF SUBJECT PROPERTY

LEGAL DESCRIPTION:

(SURVEYOR'S DESCRIPTION)

A PORTION OF A PARCEL OF LAND SITUATE IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 633.18 FEET, TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID EAST LINE NORTH 89°55'46"WEST, 182.35 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47"EAST, 286.15 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°57'51"WEST, 1,400.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 0°43'30" WEST, 919.94 FEET TO A 5/8" IRON ROD AND CAP "ILLEGIBLE"; THENCE, SOUTH 89°55'46" EAST, 349.79 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 0°43'30" WEST, 309.29 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°55'46" EAST, 874.48 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°43'30" EAST, 309.29 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°55'46" EAST, 181.96 FEET; TO A 5/8"IRON ROD AND CAP "KPMF LB6605"; THENCE, SOUTH 00°22'47" EAST, 316.19 FEET, TO A 5/8"IRON ROD AND CAP "KPMF LB6605"; THENCE, SOUTH 89°55'46" EAST, 181.96 FEET TO A POINT SITUATE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 MARKED BY A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, ALONG SAID EAST LINE, SOUTH 0°22'47" EAST, 316.69 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,618,336 SQUARE FEET, 37.15 ACRES, MORE OR LESS.

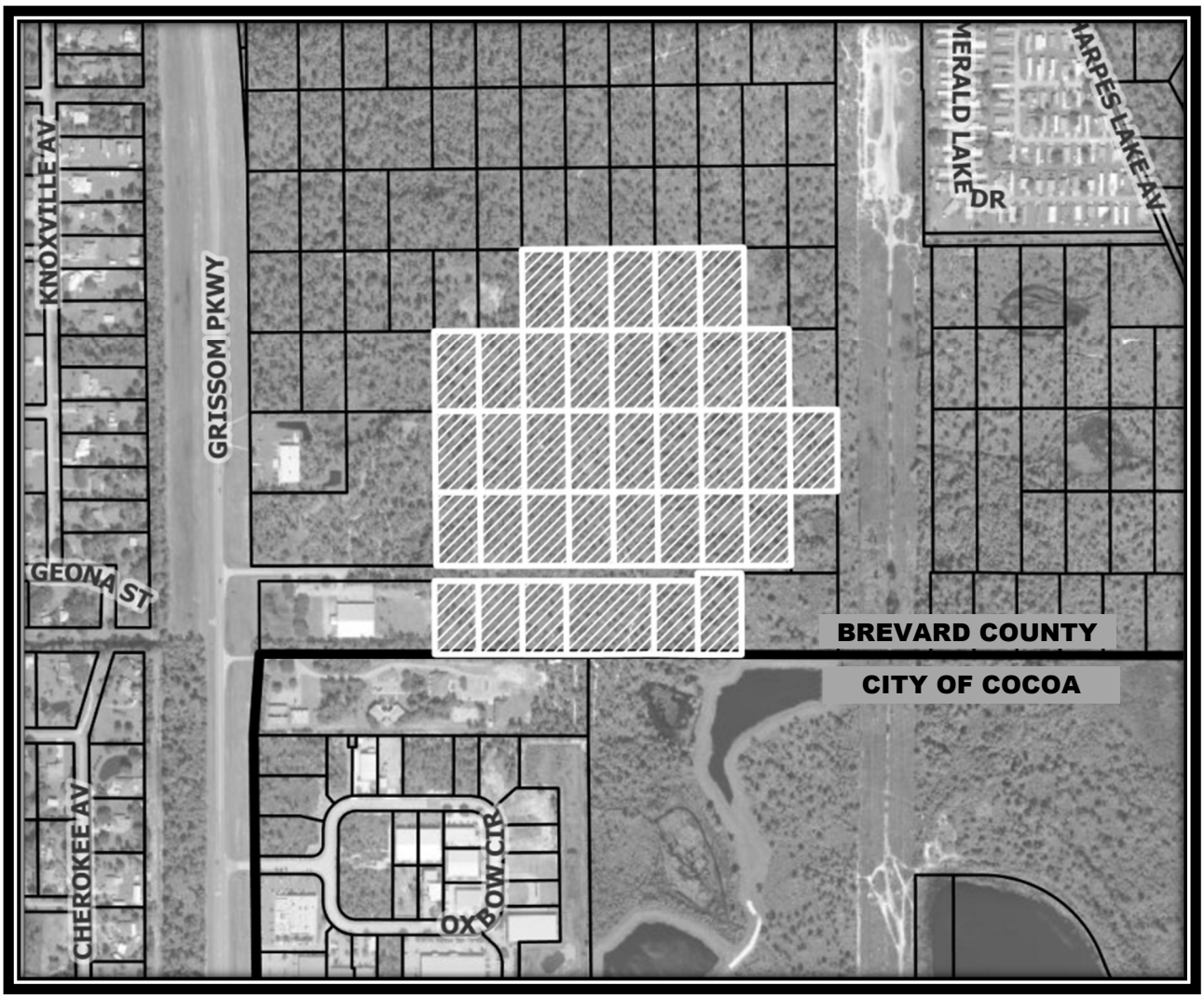
TOGETHER WITH:

PARCEL B

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 1, NORTH 89°57'51" WEST, 377.32 FEET, TO THE **POINT OF BEGINNING**; THENCE, CONTINUING ALONG SAID SOUTH LINE NORTH 89°57'51" WEST, 1,211.10 FEET TO A 5/8" IRON ROD AND CAP "LB 6544";THENCE, DEPARTING SAID SOUTH LINE NORTH 0°47'28" WEST, 286.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF KLINEFELDT RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 3589, PAGE 3866 MARKED WITH A 5/8"IRON ROD & CAP STAMPED "LB6544";THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 88°09'55" EAST, 8.33 FEET; THENCE, SOUTH 89°57'51" EAST, 1,031.82 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE NORTH 0°22'47" WEST, 30.00 FEET TO A TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°57'51" EAST, 173.01 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47" EAST, 317.15 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605" ALSO BEING THE P**OINT OF BEGINNING.**

CONTAINING 353,239 SQUARE FEET, 8.11 ACRES, MORE OR LESS.

DEPICTION(S)


KNOXVILLE AV
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GEONA ST
CHEROKEE AV
OX BOW CIR
MERALD LAKE DR
HARPES LAKE AV
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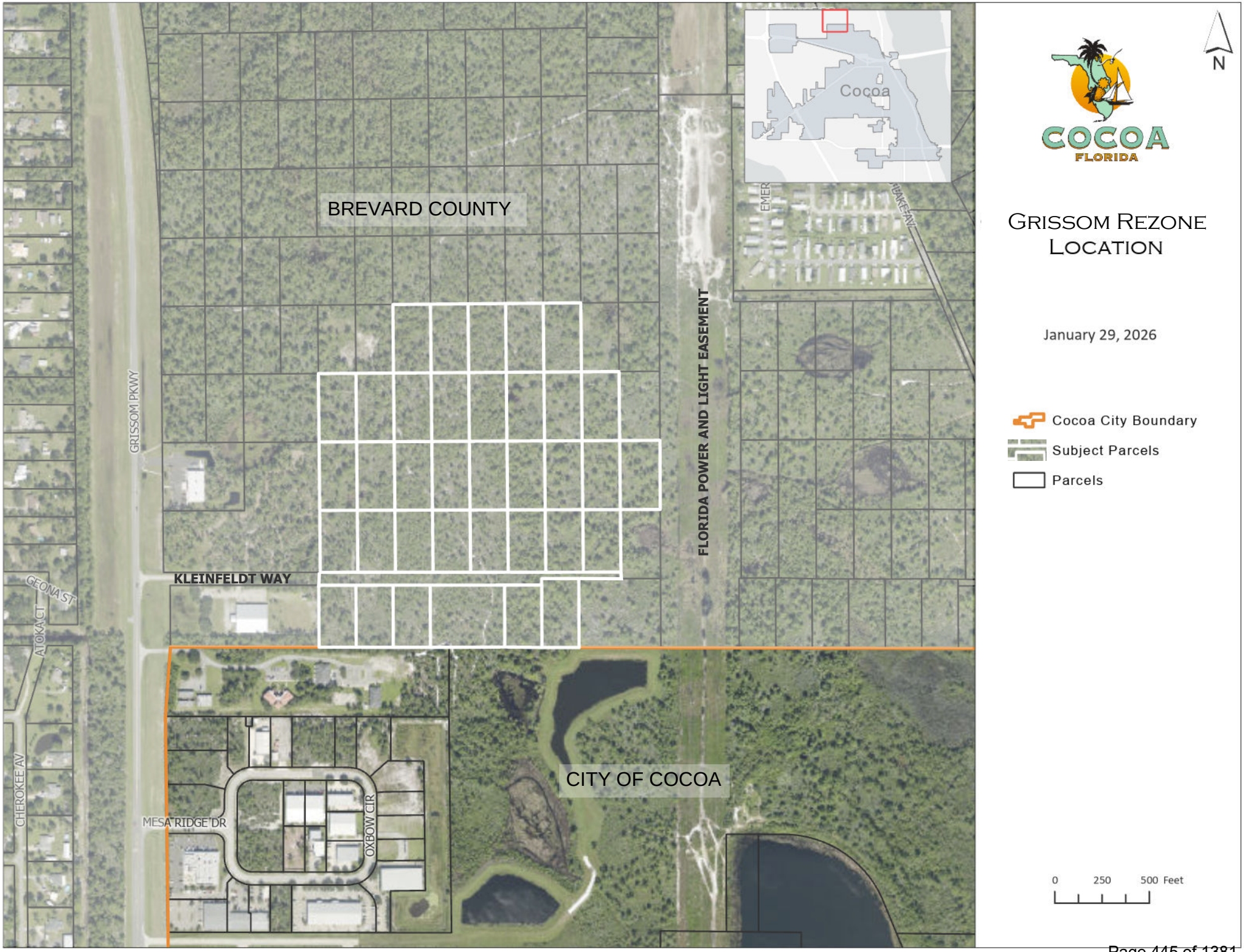
CITY OF COCOA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GEONA ST
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MESA RIDGE DR
OXBOW CIR
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LOCATION
January 29, 2026
Cocoa City Boundary
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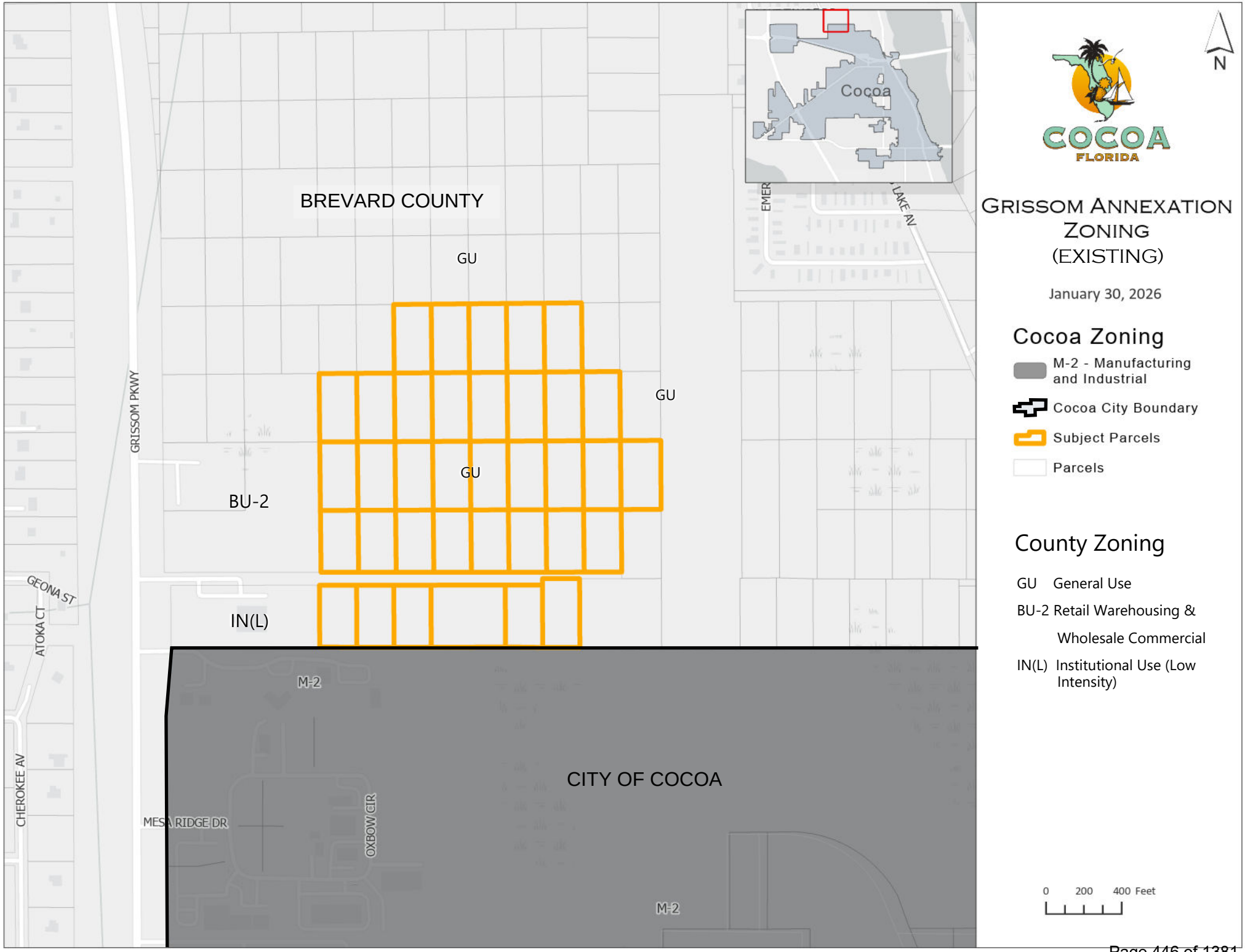
BREVARD COUNTY
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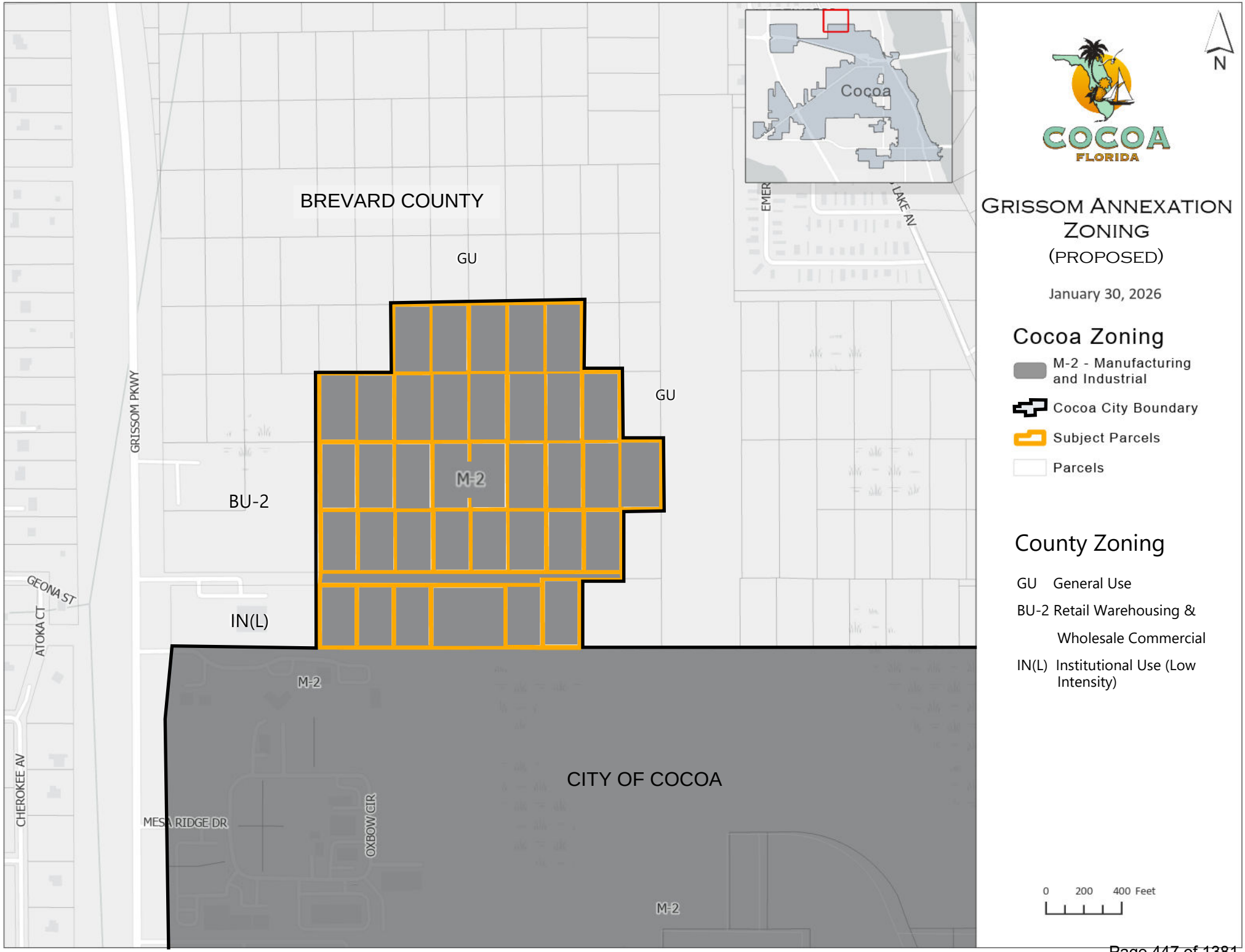
GRISSOM ANNEXATION
ZONING
(EXISTING)
January 30, 2026
Cocoa Zoning
M-2 - Manufacturing and Industrial
Cocoa City Boundary
Subject Parcels
Parcels
County Zoning
GU General Use
BU-2 Retail Warehousing & Wholesale Commercial
IN(L) Institutional Use (Low Intensity)
0 200 400 Feet


BREVARD COUNTY
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GRISSOM ANNEXATION ZONING
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January 30, 2026
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Subject Parcels
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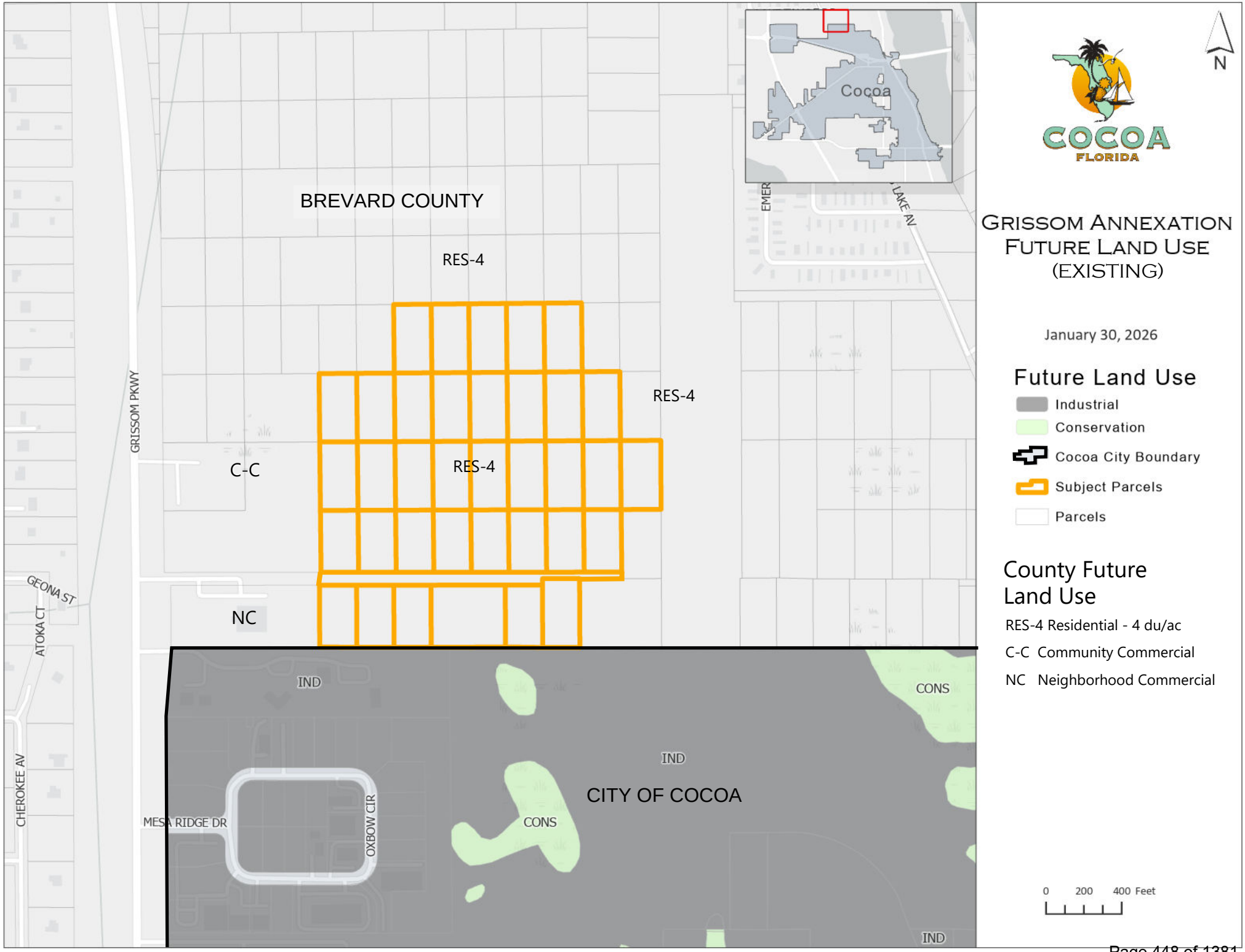
BREVARD COUNTY
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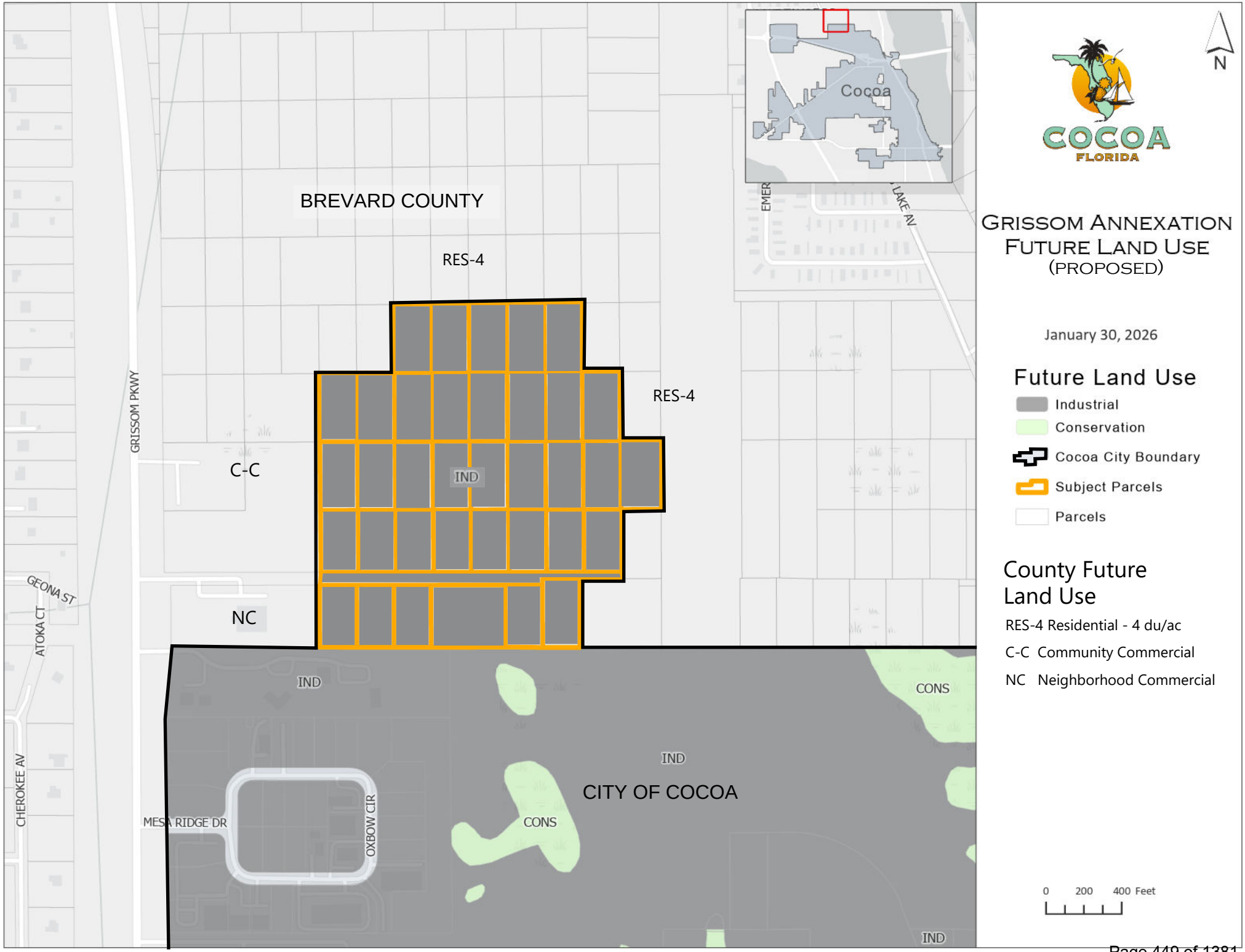
GRISSOM ANNEXATION
FUTURE LAND USE
(EXISTING)
January 30, 2026
Future Land Use
Industrial
Conservation
Cocoa City Boundary
Subject Parcels
Parcels
County Future
Land Use
RES-4 Residential - 4 du/ac
C-C Community Commercial
NC Neighborhood Commercial
0 200 400 Feet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January 30, 2026
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Conservation
Cocoa City Boundary
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Parcels
County Future Land Use
RES-4 Residential - 4 du/ac
C-C Community Commercial
NC Neighborhood Commercial
0 200 400 Feet

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LocaliQ

AFFIDAVIT OF PUBLICATION

Jennifer Webster, Planning & Zoning Dept.
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 03/17/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/17/2026

D. Roberts
Legal Clerk

Notary, State of WI, County of Brown

9-3-26
My commission expires

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Notary Public
State of Wisconsin

CITY OF COCOA
NOTICE OF PUBLIC HEARING
REZONING AND FLUM CHANGE OF REAL PROPERTY

NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AND THE COCOA CITY COUNCIL PROPOSE TO CONSIDER THE ADOPTION OF THE FOLLOWING ORDINANCES:

ORDINANCE 2-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR THIRTY-SIX (36) PARCELS OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY 45.26 ACRES, GENERALLY LOCATED EAST OF GRISSOM PARKWAY, SOUTH OF CANAVERAL GROVES BLVD, AND NORTH OF OXBOW CIRCLE, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "RESIDENTIAL 4" TO CITY OF COCOA "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

AND

ORDINANCE 3-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR THIRTY-SIX (36) PARCEL OF REAL PROPERTY, TOTALLING 45.26 ACRES, MORE OR LESS, AND GENERALLY LOCATED EAST OF GRISSOM PARKWAY, SOUTH OF CANAVERAL GROVES BLVD, AND NORTH OF OXBOW CIRCLE, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "GENERAL USE" TO CITY OF COCOA "M-2 (MANUFACTURING AND LIGHT INDUSTRIAL)"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.



Location Map

The complete legal description by metes and bounds and the ordinance can be obtained from the Office of the City Clerk by contacting Monica Arsenault, City Clerk, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

Planning and Zoning Board
PUBLIC HEARING WILL BE HELD ON

April 1, 2026

City Council First Reading
PUBLIC HEARING WILL BE HELD ON

April 14, 2026

ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FLORIDA 32922

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in anyof these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at https://www.cocoafl.gov/291/20338/City-Meetings

Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8400.

Interested persons may submit their written comments or questions prior to the meeting through Email at cityclerk@cocoafl.gov or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

- City of Cocoa meeting calendar at https://www.cocoafl.gov/291/20338/City-Meetings

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

CITY COUNCIL AGENDA ITEM

Memo Date:	April 1, 2026
Agenda Date:	April 14, 2026
File ID:	2026-214
Prepared By:	Jennifer Webster, Senior Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Consideration of Ordinance 03-2026 of the City Council of the City of Cocoa, Brevard County, Florida, rezoning approximately 45.26 acres of real property generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard from Brevard County "General Use (GU)" to City of Cocoa "Manufacturing and Industrial (M-2)."

BACKGROUND:

Introduction

This is an applicant-initiated request for a Zoning Map Amendment for thirty-six (36) parcels containing 45.26 acres of unplatted, vacant, real property located in unincorporated Brevard County from Brevard County zoning "General Use (GU)" to City of Cocoa "Manufacturing and Industrial (M-2)". This Zoning Map Amendment request (Rezone/ZMA) is being made concurrently with Ordinance 02-2026, a Future Land Use Map/Comprehensive Plan Amendment (CPA) request to change the future land use category of these parcels from Brevard County "Residential-4 (RES4)" to City of Cocoa "Industrial (IND)", AND in consideration of Ordinance 01-2026, a request to annex these properties into the City of Cocoa.

Note: The Rezone will only be valid if City Council also approves the request to Annex the subject parcels into the City of Cocoa and only if City Council approves companion Ordinance 02-2026, the Future Land Use Map Amendment. Staff will request that these be conditions of approval.

On April 01, 2026, the applicant's requests for a Zoning Map Amendment, Ordinance No. 03-2026 (ZMA), and companion Future Land Use Map / Comprehensive Plan Amendment, Ordinance 02-2026 (CPA) were presented before the Planning and Zoning Board. The Planning and Zoning Board recommended APPROVAL by City Council of the ZMA and CPA, CONDITIONED upon the approval of the annexation. The annexation, ZMA and CPA must all be approved by two hearings before City Council.

The subject parcels to be Rezoned, also known as the "Annexation Area", are located generally east of Grissom Parkway, north of Oxbow Circle, and south of Canaveral Groves Boulevard, west of a Florida Power and Light (FP&L) right-of-way, and more specifically northeast of the intersection of Grissom Parkway and Kleinfeldt Way, as depicted in Exhibit B - Location Map. A list of parcels in the Annexation Area has been provided and further described in the proposed Ordinance,

attached hereto as Attachment “A”.

This area is in Brevard County Commission District #1, which is currently represented by Commissioner Katie Delaney. The Annexation Area is contiguous to City Council District #3, which is represented by City Councilmember Patricia Weeks.

The impetus of the annexation, Rezone, and CPA requests is that the Annexation Area is within the City of Cocoa wastewater utility service area, connection to which any new development will require. Pursuant to the City of Cocoa Code, Chapter 22, Sec. 22-5.1. - Additional connections for non-city customers, any non-city property that requires City of Cocoa wastewater service and is contiguous to the City Boundary, must be annexed into the City. The southern boundary of the Annexation Area is contiguous to the northern boundary of the City of Cocoa.

The property owners are Dale and Lori Morris of Cocoa, Florida. The applicant is Alex Goetz, with KPM Franklin, representing Park Industrial, LLC who is seeking to purchase, combine the 36 parcels into one parcel, and develop the aggregated property as an industrial complex with warehouse and distribution operations and contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales (See Attachments 8 and 9 for Concept Plan and Example Photos).

Annexation Compliance with Florida Statutes and Process

The Annexation report will be prepared pursuant to Section 171.044 of the Florida Statutes regarding Voluntary Annexation, which sets forth the plans to annex the subject parcels.

There are no registered electors in the Annexation Area, and therefore no referendum on annexation is required by Section 171.0413(6), Florida Statutes. Instead, consent of property owners representing at least 50% of the land area and at least 50% of the parcels to be annexed is required prior to final adoption of the annexation ordinance. The subject parcels in the Annexation Area are under the shared ownership of the married couple Dale and Lori Morris, representing 100% of the parcels. The applicant provided the required “Petition for Voluntary Annexation” and “Designation of Agent Affidavit Authorization” form signed by the owners authorizing the applicant to apply on their behalf. Said area is “compact” as defined by F.S., Section 171.031, is situated in a single area and does not create enclaves, pockets, or finger areas in serpentine patterns. The Annexation request is scheduled to be heard before City Council on April 14th, 2026.

Current and Proposed Zoning and Future Land Use

The current County Zoning and Future Land Use for the entire Annexation Area are General Use (GU) and Residential 4 (RES4), respectively (See Exhibit C – Existing Zoning Map). The County GU zoning designation covers rural residential, unimproved land, and areas without specific development trends; the RES4 future land use category allows for 4 dwelling units per acre. With this amendment, the applicant is seeking the City of Cocoa “Manufacturing and Industrial (M-2)” zoning district (See Exhibit D - Future Zoning Map). Per the City of Cocoa Zoning Code, Appendix A, ART XI, Sec. 19, the provisions of this district:

“*…are intended to preserve the function of various industrial activities, warehousing and distribution without creating hazards or negatively influencing surrounding land uses. This district*

shall be located in areas accessible to collector or higher classification roadways and be served by public services and facilities. These districts shall be discouraged from locating next to areas designated for residential or low-intensity commercial uses."

Existing General Land Use

	Current Use	Zoning	Future Land Use	Density/Intensity
Subject Property:	Vacant	County GU	County Residential 4	4 du/1 acre
Surrounding Uses:				
North (County)	Vacant	County GU	County Residential 4	4 du/1 acre
East (County)	Vacant	County GU	County Residential 4	4 du/1 acre
South (City of Cocoa)	Industrial	City of Cocoa M-2	City of Cocoa Industrial	1.5 FAR
West (County)	Vacant & Institutional	County GU & IN(L)	County Community Commercial & Residential 4	4 du/1 acre

The applicant is also seeking a City of Cocoa Industrial (IND) Future Land Use for the purposes of developing an industrial complex and distribution center, as previously stated. Pursuant to Section 171.062 Florida Statutes, the Brevard County land use plan and zoning will remain in effect until the City of Cocoa adopts a comprehensive plan amendment for the Annexation Area. Refer to Exhibit C – Existing Zoning Map, Exhibit D – Proposed Zoning Map, Exhibit E – Existing Future Land Use Map, and Exhibit F – Proposed Future Land Use Map.

Advertisement and Notification

Pursuant to the City of Cocoa Zoning Code, Chapter XXI, Sec. 1(C)(6) and (D), affected property owners within 500 feet were notified of the ordinance by mail, and a legal ad was posted in the local newspaper 15 days prior to this hearing, the affidavit for which is provided as an attachment to this report. There were no responses, complaints, or inquiries to either the legal ad or the letters that were sent.

I. **Rezoning Analysis**

The Planning & Zoning staff have studied and considered the following criteria, according to Appendix A of the City of Cocoa, Article XXI, Section 1(G), to show whether or not:

a. The proposed change is contrary to the established land use pattern.

Staff Finding: With the parcels being vacant, there is no established land use "pattern". The proposed Zoning Map Amendment would assign the M-2 zoning to the properties, thereby establishing the potential for an industrial development pattern. The surrounding County parcels are zoned General Use (GU) and are currently vacant with an un-established pattern. The GU classification encompasses rural single-family residential development, or unimproved lands for which there is no definite current proposal for development, or land in areas lacking specific development trends. In consideration of this low-density surrounding County zoning, the City will require an opaque "compatibility" buffer, which will minimize visual, noise, and environmental impacts. Such buffer will be determined at the time of site development application. The City properties to the south are already zoned M-2.

b. The proposed change would create an isolated district unrelated to adjacent and nearby districts.

Staff Finding: The assignment of M-2 zoning to the properties is consistent with and would be adjacent to the existing M-2 zoning district. Therefore, the proposed change would not create an isolated zoning district.

c. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, access, etc.

Staff Finding: With an anticipated industrial development, a Rezone to M-2 (non-residential) is not anticipated to directly alter the population density pattern. An analysis of the utilities and infrastructure for the Annexation will be included in the Annexation report. A preliminary analysis has shown that the City of Cocoa can provide services at the same level of service provided to other City residents and businesses with existing resources. If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan are specifically identified, necessary and appropriate mitigation will be required to be addressed during site development review and prior to construction.

d. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Staff Finding: The existing M-2 zoning district boundary is also the northern boundary of the City of Cocoa. The addition of the subject parcels by the annexation would be an expansion of the City, generally, and the Rezone an expansion of the M-2 zoning district.

e. The proposed change would be contrary to the Future Land Use Map and would have an adverse effect on the Comprehensive Plan.

Staff Finding: With the Annexation of the subject parcels, and an assignment of a zoning district, a future land use map amendment is required to assign a compatible City of Cocoa future land use category. In this case, companion Ordinance 02-2026 proposes an "Industrial" FLU category, which is consistent with the requested M-2 zoning district.

f. Changed or changing conditions make the passage of the proposed amendment necessary.

Staff Finding: Annexation of County properties into the City of Cocoa make it necessary for a

zoning category to be assigned in order to permit and guide future development.

g. The proposed change will adversely influence living conditions in the neighborhood.

Staff Finding: With the current surrounding land use either vacant or non-residential, it is not anticipated to adversely influence living or working conditions in the area. However, in consideration of this low-density surrounding County GU zoning, the City will require an opaque "compatibility" buffer, which will minimize visual, noise, and environmental impacts. Such buffer will be determined at the time of site development application.

h. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Staff Finding: At this time, it is unknown if the proposed change will create or increase traffic congestion. The primary access to the associated development would be Grissom Parkway, which is classified as a minor arterial roadway. It serves as a north–south connector between SR 528, SR 524, and nearby industrial/residential areas, designed for moderate to high traffic volumes. No roadway level of service deficiencies are anticipated though a complete traffic analysis will be required at the site plan stage.

i. The proposed change will create a drainage problem.

Staff Finding: Any future development will be required to retain and manage all stormwater run-off resulting from its development on-site. At the time of site plan submittal, the City of Cocoa will review the site development plans to ensure compliance with City of Cocoa and SJRWMD stormwater design requirements.

j. The proposed change will seriously reduce light and air to adjacent areas.

Staff Finding: The proposed change is unlikely to reduce light and air to adjacent areas, as the development associated with the Rezone and annexation is likely to be only 1-3 stories in height (see Attachments 8 and 9).

k. The proposed change will adversely affect property values in the adjacent areas.

Staff Finding: It is not anticipated this Rezone will adversely affect property values in the adjacent areas. With an M-2 zoning designation assigned, the parcels will have guidelines that will create an economic development opportunity which will increase property value in the overall area and the City of Cocoa.

l. The proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

Staff Finding: At this time, the vacant north-, east-, and west- adjacent properties are located in Brevard County jurisdiction and would be developed in accordance with County regulations. It is unknown at this time how the County wishes to develop this property. However, it is not anticipated that the Rezone or its associated development will deter future improvement or

development of the adjacent properties.

m. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Staff Finding: The proposed change will not constitute a grant of special privilege to the owner as contrasted with the public welfare, as the proposed zoning designation of M-2 meets the requirements of the Comprehensive Plan and is consistent with the adjacent industrial zoning district.

n. There are substantial reasons why the property cannot be used in accord with existing zoning.

Staff Finding: With the absence of a City zoning district, development is not possible. Additionally, as stated, the annexation of County properties into the City of Cocoa make it necessary for a zoning category to be assigned in order to permit and guide future development.

o. Whether the change suggested is out of scale with the needs of the neighborhood of the city.

Staff Finding: The proposed Rezone is not out of scale with the needs of the area and would be consistent with and an extension of the existing industrial character in the adjacent City industrial district. Furthermore, the application of the M-2 zoning district in this location meets a growing economic development need for warehouse and distribution operations and contractor offices, and manufacturing facilities.

p. It is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

Staff Finding: There are other vacant properties available in the City of Cocoa M-2 zoning district, although none are large enough for the development the applicant is proposing.

Consistency with Comprehensive Plan Policies and Objectives

The proposed M-2 "Manufacturing and Industrial" zoning designation is consistent with the allowable uses under the proposed “Industrial” future land use category per the City of Cocoa Comprehensive Plan, per Figure FLU-1, the *Standards for Future Land Use Categories*.

Concurrency Management/Adequate Public Facilities

Section 15-22 of the City Code provides for a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development and that development orders and development permits are not issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards adopted by the City for public facilities and services, as contained in the City’s adopted Comprehensive Plan.

As previously mentioned, an analysis of the utilities and infrastructure for the Annexation will be included in the Annexation report. A preliminary analysis has shown that the City of Cocoa can provide services at the same level of service provided to other City residents and businesses with

existing resources. If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan are specifically identified, necessary and appropriate mitigation will be required to be addressed during site development review and prior to construction.

Conditions of Approval:

This Zoning Map Amendment will only be valid if City Council also approves the request to annex the subject parcels into the City of Cocoa and only if City Council approves companion Ordinance 02-2026, the Future Land Use Map/Comprehensive Plan Amendment. The following conditions of approval shall apply:

1. The approval of this Zoning Map Amendment Ordinance shall be conditioned upon the adoption of Ordinance No. 01-2026 (Annexation), and this Ordinance shall not become effective unless and until Ordinance No. 01-2026 is adopted by the City Council. Should Ordinance No. 01-2026 *not* become effective, then this Ordinance to Rezone shall become null and void.

2. This Ordinance shall also only become effective immediately upon the effective date of Ordinance No. 02-2026 (the Future Land Use Map/Comprehensive Plan Amendment), as adopted by the City Council of the City of Cocoa, Florida, and pursuant to the City Charter. If Ordinance No. 02-2026 *does not* become effective, then this Ordinance to Rezone shall become null and void.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

April 01, 2026: Planning and Zoning Board recommended that City Council APPROVE WITH CONDITIONS Ordinance 03-2026 for the Zoning Map Amendment to change the zoning of the subject parcels from County "General Use (GU)" to City of Cocoa "Industrial (IND)".

RECOMMENDED MOTION:

Staff requests that City Council **APPROVE, WITH CONDITIONS**, this Ordinance 03-2026, changing the zoning map designation of the real property from Brevard County “General Use (GU)” to City of Cocoa “Manufacturing and Industrial (M-2)” district).

ZONING MAP AMENDMENT APPLICATION (MAP ONLY)

Planning and Zoning
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
Web: http://www.cocoafl.org

This form is divided into steps, which will help you prepare your application, provide supplemental items, and prepare for the Planning & Zoning Board and City Council hearings. A pre-application meeting with Staff is **required**.

For Office Use Only - Date Received

Stamp Only When Application is Fully Complete

Please TYPE or PRINT this application neatly.

1. **Existing Zoning Category:** General Use (Brevard County)
2. **Proposed Zoning Category:** M2 Manufacturing and Industrial District
3. **Existing Future Land Use Category:** Residential 4 (Brevard County)
4. **Proposed Future Land Use Category (*if applicable*):** Industrial
5. **Applicant Information:** ** NOTE: Applicant is the main contact, who must attend the meeting!*

   Company (if applicable): KPM Franklin

   Name: Alex Goetz

   Mailing Address: 6300 Hazeltine National Drive Suite 1800

   City: Orlando State: FL Zip Code: 32822

   Phone #: 407-994-4453 Fax #:

   Mobile #: E-mail: agoetz@kpmfranklin.com

6. **Property Owner Information:** ** Check here if same as Applicant* → ☐
   ** If more than one owner, attach additional sheet with names and addresses.*

   Company (if applicable):

   Name: Dale L Morris, Lori L Morris

   Mailing Address: 5018 DUSON WAY

   City: ROCKLEDGE State: FL Zip Code: 32955

   Phone #: Fax #:

   Mobile #: E-mail:

7. Property Information:

Street Address and Location: _____

Parcel ID: ** If more than two Parcel IDs, attach additional sheet with Parcel IDs.*

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Tax Account Numbers: ** If more than two Tax Account #s, attach additional sheet with Tax Account #s.*

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Please refer to attached sheets for all additional parcels.

Land Area: _____ square feet or _____ acres

Existing Use(s) on Property: _____

Proposed Use(s) on Property: _____

8. Please submit the following items in order complete the application:

a. ☑ **Notarized application.**

b. ☑ **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to request these materials with the Brevard County GIS Department that are available free of charge. Inquiries need to be emailed to **servicedesk@brevardfl.gov** and forwarded to the **City of Cocoa Planning and Zoning Department** when available.

c. ☑ **Application fee.** Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid a few weeks after application submittal. See Schedule of Fees, Charges and Expenses for applicable fees.

d. ☑ **Proof of ownership.** A copy of the most recent recorded warranty deed is required.

e. ☑ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf. A sample "Letter of Authorization" form is available from the City.

f. ☐ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (http://www.sunbiz.org/corpweb/inquiry/search.html).

g. ☑ **Certified boundary survey.** Submit a certified survey showing all existing structures and all proposed structures.

h. ☑ **Legal description.** Submit a typed copy of the legal description. It may be submitted on a computer disk or by e-mail.

i. ☑ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include a site plan drawing, photos, sketches, elevations, or letters from adjoining property owners.

9. Application filing deadline. The application filing deadline is on the first day of each month at 5:00 pm for public hearings that are held in the following month. For Zoning Map Amendment applications that are submitted concurrently with other applications, the earlier filing deadline shall apply.

10. **Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division.

Public hearings process information – please read this!

11. **Dates and locations of public hearings.** All zoning map amendments require one hearing in front of the Planning & Zoning Board and two hearings in front of the City of Cocoa Council.

12. **Board types.** The Planning & Zoning Board is an advisory board to the City Council and therefore is only authorized to make recommendations. City Council is an authoritative body and is able to make binding decisions.

13. **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.

14. **Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.

15. **Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board/Council as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.

16. **Witnesses at public hearings.** For the purposes of making a decision on the application, the Board/Council shall only consider testimony of qualified witnesses. A witness is determined by the Board/Council and is generally based on:
    a. The witness has personal knowledge of the fact in which the witness will testify; and/or
    b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
        1. *Layman witness*: Testimony of a witness other than an expert witness is qualified only if:
            - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
            - The opinions and inferences do not require any special knowledge, skill experience or training.
        2. *Expert witness*. Testimony of an expert witness is qualified only if:
            - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
            - The witness is adequately qualified to express an opinion on the matter.

17. **Planning & Zoning Board vs. City Council actions.** If the Planning & Zoning Board finds that the facts presented in the matter justify approval, it may recommend to approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board finds that the facts presented do not justify approval, it may recommend to deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held. Regardless of the outcome, the application will be forwarded to the City Council for consideration where a final decision can be made.

18. In order to approve a zoning map amendment, the Planning & Zoning Board and City Council must consider and study the criteria listed below (as described in Appendix A, Article XXII, Section 1 (G)(1) of the City of Cocoa Code). Please provide your consideration of the following criteria and any pertinent data and evidence that may be useful to the Planning & Zoning Board and City Council. Use extra sheets if necessary.

a. Whether or not the proposed change is contrary to the established land use pattern.

The subject site occupies a strategic location for the City of Cocoa, positioned directly north of an the existing Industrial uses make it ideally suited for the Manufacturing and Industrial (M-2) zoning district. This designation will promote a cohesive development pattern that integrates seamlessly with surrounding properties, allowing for a continuation of warehouse and distribution operations, as well as contractor offices, light and heavy manufacturing, outdoor storage, and heavy equipment rental, repair, service, and sales.

b. Whether or not the proposed change would create an isolated district unrelated to adjacent and nearby districts.

The proposed rezoning will not result in the creation of an isolated zoning district that is inconsistent or incompatible with adjacent or nearby districts. The subject property is in the process of being annexed into the city. With this annexation the logical pattern of development would best align with the currently existing development to the south, which is Industrial and Manufacturing.

c. Whether or not the proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, access, etc.

The proposed change will not result in any material alteration to the existing population density patterns within the surrounding area, nor will it overburden existing public facilities or infrastructure. The proposed development is strictly industrial in nature and, as such, does not contribute to residential growth or population increases. Consequently, the project will have no measurable effect on population density or demographic distribution.

Furthermore, the development will continue to be served by the same utility provider that currently services the area. Whether the property remains under county jurisdiction or is incorporated within the city, the source and capacity of utility services—including water, wastewater, and electric—will remain unchanged. Therefore, the proposed change will not create any additional demand on public utilities or require expansion of existing service capacities.

d. Whether or not existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The existing district boundaries are not illogically drawn in relation to the current conditions of the property. The boundaries accurately reflect the established development pattern and are consistent with the surrounding land uses and infrastructure. The property has been developed in a manner that aligns with the intent and purpose of the existing zoning designation. Additionally, there are no irregularities or inconsistencies between the district boundaries and the physical or functional characteristics of the site. The current delineation provides a logical transition between adjacent land uses and maintains compatibility with the broader development context of the area. Therefore, while the proposed change is intended to support the continuation or enhancement of existing industrial activity, it does not seek to correct any irregularity or error in the original zoning boundary placement.

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e. Whether or not the proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.

The proposed change would not be contrary to the Land Use Plan and would not have any adverse effect on the City's Comprehensive Plan. The subject property is being annexed into the city as a part of this application. The corresponding proposed Future Land Use (FLU) designation will be an extension of the existing Industrial land use pattern. The current request simply seeks to establish a zoning classification that aligns with the proposed FLU designation to ensure consistency between the land use and zoning maps. This action represents an administrative step to maintain compliance with the City's Comprehensive Plan and to implement the intended development pattern envisioned with the proposed annexation. As such, the proposed zoning change directly supports, rather than conflicts with, the objectives and policies of the Comprehensive Plan.

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f. Whether or not changed or changing conditions make the passage of the proposed amendment necessary.

Changed conditions make the passage of the proposed amendment both appropriate and necessary. In addition to this rezoning, the properties are in the process of being annexed into the City. As part of that process, the property will need to be assigned a Future Land Use designation and Zoning designation that is consistent with existing development patterns already established by the City. The proposed zoning amendment is therefore a logical next step to implement the terms of the proposed annexation agreement and to ensure consistency between the land use and zoning maps.

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g. Whether or not the proposed change will adversely influence living conditions in the neighborhood.

The proposed change will not adversely influence living conditions in the surrounding neighborhood. The adjacent City property is designed for industrial use under the City's adopted Future Land Use Map and is located within an area already characterized by similar nonresidential uses and supporting infrastructure. The proposed zoning is consistent with the established development pattern and will not introduce new or incompatible activities that could negatively affect nearby residential areas. Appropriate buffering, access management, and site design standards will be applied through the City's development review process to ensure compatibility and maintain the quality of life for adjacent properties. As such, the proposed change will complement the existing character of the area and is not anticipated to have any adverse effect on living conditions in the neighborhood.

h. Whether or not the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The proposed change will not create or excessively increase traffic congestion, nor will it adversely affect public safety. The proposed zoning is consistent with the existing and planned roadway network and aligns with the proposed Future Land Use designation for the property.

i. Whether or not the proposed change will create a drainage problem.

The proposed change will not create a drainage problem. Any future industrial development on the site will be required to design and construct an on-site stormwater management system in accordance with the City of Cocoa's Land Development Regulations and St. Johns River Water Management District (SJRWMD) criteria, providing adequate treatment and attenuation so that post-development runoff rates do not exceed pre-development conditions. As a result, stormwater will be managed entirely on-site, and the amendment will not adversely affect off-site drainage patterns or create flooding or drainage issues for adjacent properties.

j. Whether or not the proposed change will seriously reduce light and air to adjacent areas.

The proposed change will not reduce light or air to adjacent areas. The property's proposed zoning and intended industrial use are consistent with the existing development pattern and surrounding land uses. Future development on the site will be required to comply with all applicable setbacks, height, and landscaping standards established by the City's Land Development Regulations, which are designed to preserve adequate separation between structures and ensure continued access to light and air for neighboring properties. Additionally, the site is not directly adjacent to any high-density residential uses, further minimizing the potential for impacts. Through compliance with these design and dimensional standards, the proposed change will maintain appropriate building spacing, protect visual openness, and ensure that natural light and air circulation to adjoining areas remain unaffected.

k. Whether or not the proposed change will adversely affect property values in the adjacent areas.

The proposed change will not adversely affect property values in the adjacent area. The requested zoning is consistent with the proposed Future Land Use designation and compatible with the surrounding pattern of industrial and nonresidential development. By aligning zoning with the City's long-term land use vision, the change promotes orderly growth, enhances predictability, and supports continued investment in the area. The proposed development standards will ensure a high-quality site design, appropriate buffering, and compatibility with adjoining properties. These factors collectively help maintain and potentially enhance surrounding property values by contributing to a cohesive, well-planned development pattern. Therefore, the proposed amendment is expected to have a neutral or positive impact on nearby property values.

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l. Whether or not the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

The proposed change will not be a deterrent to the improvement or development of adjacent properties in accordance with existing regulations. On the contrary, the requested zoning will complement the established development pattern and support continued investment in the surrounding area. The proposed designation is compatible with adjacent land uses and aligns with the City's adopted Future Land Use Map, ensuring regulatory consistency across property lines. By maintaining appropriate access, buffering, and design standards, the change will facilitate cohesive development and encourage nearby property owners to continue improving their sites in compliance with existing codes and regulations.

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m. Whether or not the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare. The request will be consistent with the City's Comprehensive Plan and the Future Land Use designation to be assigned with the proposed annexation. Additionally, this request is consistent with existing surrounding development patterns. The proposed zoning ensures uniform application of the City's land development regulations and aligns with the zoning framework applied to similarly situated properties in the area. This action does not confer any unique or undue benefit to the property owner but rather brings the site into conformity with City standards and the established development pattern. The amendment serves the broader public interest by promoting orderly growth, consistency between land use and zoning, and efficient provision of public services.

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n. Whether or not there are substantial reasons why the property cannot be used in accord with existing zoning.

There are substantial reasons why a reasonable use of the property cannot be accomplished under the existing zoning. The property is under the annexation process with the City, and as a result, currently does not have an assigned City zoning designation. Without an approved zoning classification, development of any kind cannot proceed under the City's jurisdiction. The proposed amendment is therefore necessary to establish the appropriate City zoning district consistent with the surrounding development pattern, FLU designations, and zonings. This action will provide the regulatory framework required to enable development consistent with City standards, ensuring orderly growth, coordinated infrastructure planning, and alignment with the City's Comprehensive Plan.

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o. Whether or not the change suggested is out of scale with the needs of the neighborhood.

The proposed change is not out of scale with the needs of the neighborhood or the City. The requested zoning classification is compatible with surrounding land uses. The property is located within an area that already supports similar industrial uses, indicating that the proposed change is appropriate and responsive to the existing development context. Additionally, the amendment aligns with the City's long-term planning objectives by promoting orderly growth, providing neighborhood-serving commercial opportunities, and utilizing existing infrastructure efficiently. As such, the proposed change is appropriately scaled to meet both neighborhood and citywide needs without introducing excessive intensity or density.

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p. Whether or not the it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

It is not impossible to find other adequate sites in the City for the proposed use in districts already zoned for such use. However, the subject property represents a logical and suitable location for the proposed development given its existing access, infrastructure, and surrounding land use context. The site is in the process of being annexed into the City and will additionally be assigned a compatible FLU designation for the existing surrounding uses.The requested zoning simply implements a cohesive blend of the existing land use and zoning of adjacent properties within the City.

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19. Signatures and Notarization.

STATE OF Florida COUNTY OF orange. I, Alex Goetz being first duly sworn, depose and say that:

☑ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.

☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

x _____ Hannah Ruddy

(APPLICANT SIGNATURE) (Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☑ OR Produced Identification ☐

Type of I.D. Produced _____

Notary Public State of Florida
Hannah Ruddy
My Commission HH 406819
Expires 6/5/2027

_____

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 25 day of November, 20 25

FOR OFFICE USE ONLY

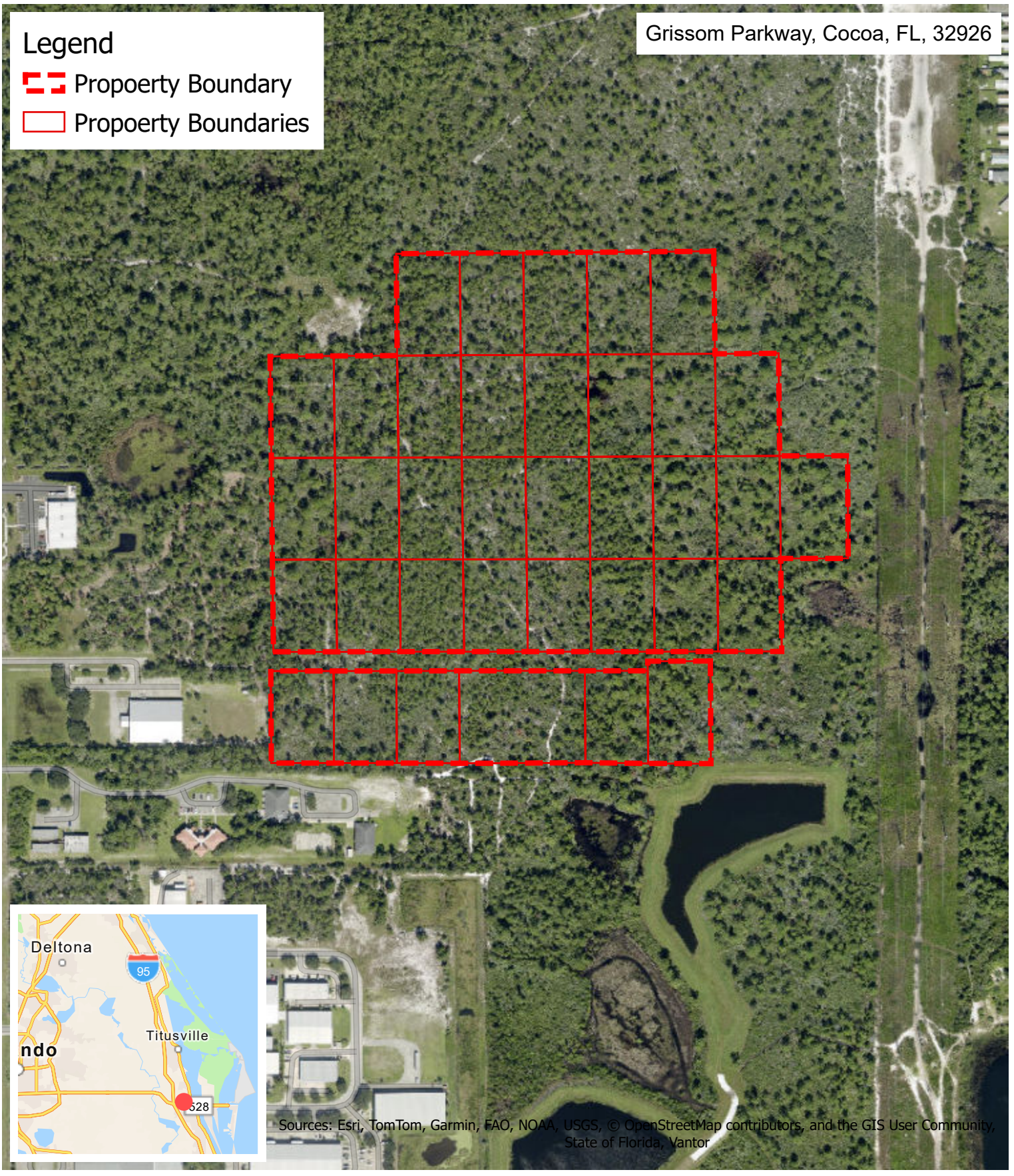
Fee of $ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:

_____



KPMFranklin
6300 Hazeltine National Drive, Suite 118
Orlando, Florida 32822
Office (407) 410-8624 | www.kpmfranklin.com

Grissom Pkwy Cocoa Site

Brevard County, Florida

2024 Aerial Map

FIGURE - A2 | Mar 26, 2026

N
W E
S

400
Feet

OBJECTID	Tax Account ID	Parcel IDs	Acres	Property Owner
1	2400740	24-35-01-25-14-9	1.14	Morris, Dale: Morris, Lori
2	2400739	24-35-01-25-14-8	1.14	Morris, Dale: Morris, Lori
3	2400738	24-35-01-25-14-7	1.14	Morris, Dale: Morris, Lori
4	2400737	24-35-01-25-14-5	2.28	Morris, Dale: Morris, Lori
5	2400736	24-35-01-25-14-4	1.14	Morris, Dale: Morris, Lori
6	2400735	24-35-01-25-14-3	1.15	Morris, Dale: Morris, Lori
7	2400725	24-35-01-25-13-18	1.15	Morris, Dale: Morris, Lori
8	2400726	24-35-01-25-13-19	1.15	Morris, Dale: Morris, Lori
9	2400727	24-35-01-25-13-20	1.15	Morris, Dale: Morris, Lori
10	2400728	24-35-01-25-13-21	1.16	Morris, Dale: Morris, Lori
11	2400729	24-35-01-25-13-22	1.16	Morris, Dale: Morris, Lori
12	2400730	24-35-01-25-13-23	1.16	Morris, Dale: Morris, Lori
13	2400731	24-35-01-25-13-24	1.16	Morris, Dale: Morris, Lori
14	2400732	24-35-01-25-13-25	1.16	Morris, Dale: Morris, Lori
15	2400718	24-35-01-25-13-9	1.15	Morris, Dale: Morris, Lori
16	2400717	24-35-01-25-13-8	1.15	Morris, Dale: Morris, Lori
17	2400716	24-35-01-25-13-7	1.15	Morris, Dale: Morris, Lori
18	2400715	24-35-01-25-13-6	1.16	Morris, Dale: Morris, Lori
19	2400714	24-35-01-25-13-5	1.16	Morris, Dale: Morris, Lori
20	2400713	24-35-01-25-13-4	1.16	Morris, Dale: Morris, Lori
21	2400712	24-35-01-25-13-3	1.16	Morris, Dale: Morris, Lori
22	2400711	24-35-01-25-13-2	1.16	Morris, Dale: Morris, Lori
23	2400710	24-35-01-25-13-1	1.03	Morris, Dale: Morris, Lori
24	2400701	24-35-01-25-12-18	1.15	Morris, Dale: Morris, Lori
25	2400702	24-35-01-25-12-19	1.15	Morris, Dale: Morris, Lori
26	2400703	24-35-01-25-12-20	1.15	Morris, Dale: Morris, Lori
27	2400704	24-35-01-25-12-21	1.16	Morris, Dale: Morris, Lori
28	2400705	24-35-01-25-12-22	1.16	Morris, Dale: Morris, Lori
29	2400706	24-35-01-25-12-23	1.16	Morris, Dale: Morris, Lori
30	2400707	24-35-01-25-12-24	1.16	Morris, Dale: Morris, Lori
31	2400708	24-35-01-25-12-25	1.16	Morris, Dale: Morris, Lori
32	2400691	24-35-01-25-12-7	1.15	Morris, Dale: Morris, Lori
33	2400690	24-35-01-25-12-6	1.16	Morris, Dale: Morris, Lori
34	2400689	24-35-01-25-12-5	1.16	Morris, Dale: Morris, Lori
35	2400688	24-35-01-25-12-4	1.16	Morris, Dale: Morris, Lori
36	2400687	24-35-01-25-12-3	1.16	Morris, Dale: Morris, Lori

Utility Customer Service Division
65 Stone Street I Cocoa, FL 32922
Phone: (321) 433-8400 I Fax: (321) 433-8408
Email: customerservice@cocoafl.org

Owner Letter of Authorization

Property owners must provide proof of ownership/authorization (i.e. Recorded Deed, or, Notarized Power of Attorney) if not recorded with Brevard County Property Appraiser's Office. A copy of the owner's government-issued photo identification must be presented at the time of signing. If the owner is not providing the form in person, notarization is required. Authorized agent/property management agreement must be provided if this form is being completed by someone other than the owner per Brevard County Property Appraiser's Office.

This form is to be presented absent a lease agreement or in cases of a month-to-month tenancy.

Section I: Owner Attestation

I, Dale L Morris and Lori L Morris, am the owner of the property located at:
Grissom Parkway - 36 lots, parcel ID list attached

Section II: Residential Authorization

I hereby authorize _____ to initiate all services at the above-referenced address, effective this day _____ of _____, 20 ___.

The following person(s) are authorized to reside at the above-referenced address.

1. _____ 3. _____
2. _____ 4. _____

Section III: Commercial Authorization

I hereby authorize KPM Franklin, Alex Goetz to initiate all services
Business Name

beginning 11/26/25.
Date

Dale Morris — Owner Signature
11-21-25 — Date
(321) 403-3752 — Owner Phone

Section IV: Notarization

STATE OF Florida

COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 21 day of November of 2025, by Dale L Morris and Lori L Morris.

AMBER E ARAUZ
Notary Public - State of Florida
Commission # HH 526244
My Comm. Expires Dec 27, 2026
Bonded through National Notary Assn.

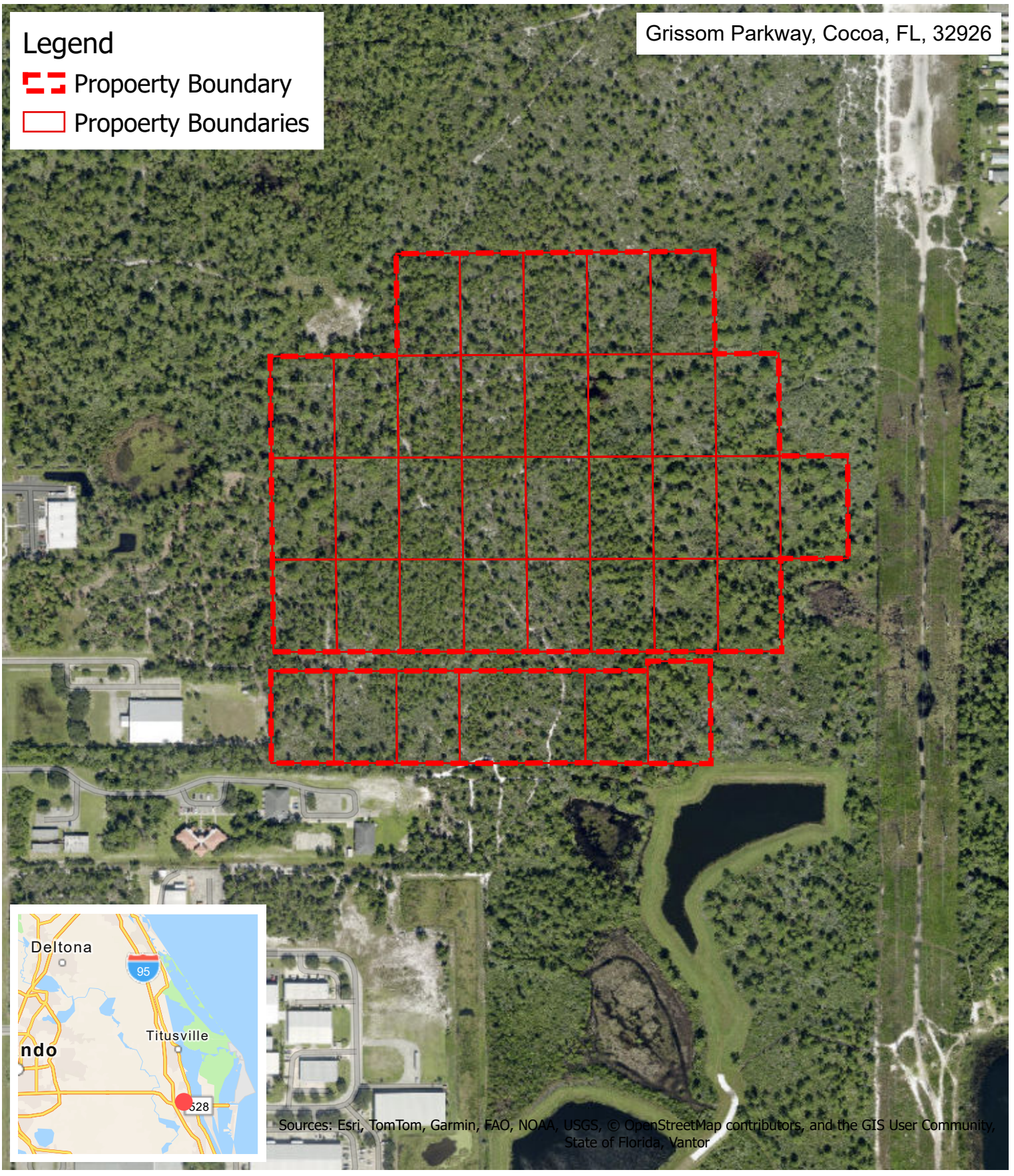
Signature of Notary Public

Stamp or Seal

Personally known: ☑

OR Produced Identification: ☐

Type of Identification Produced: _____



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Grissom Pkwy Cocoa Site

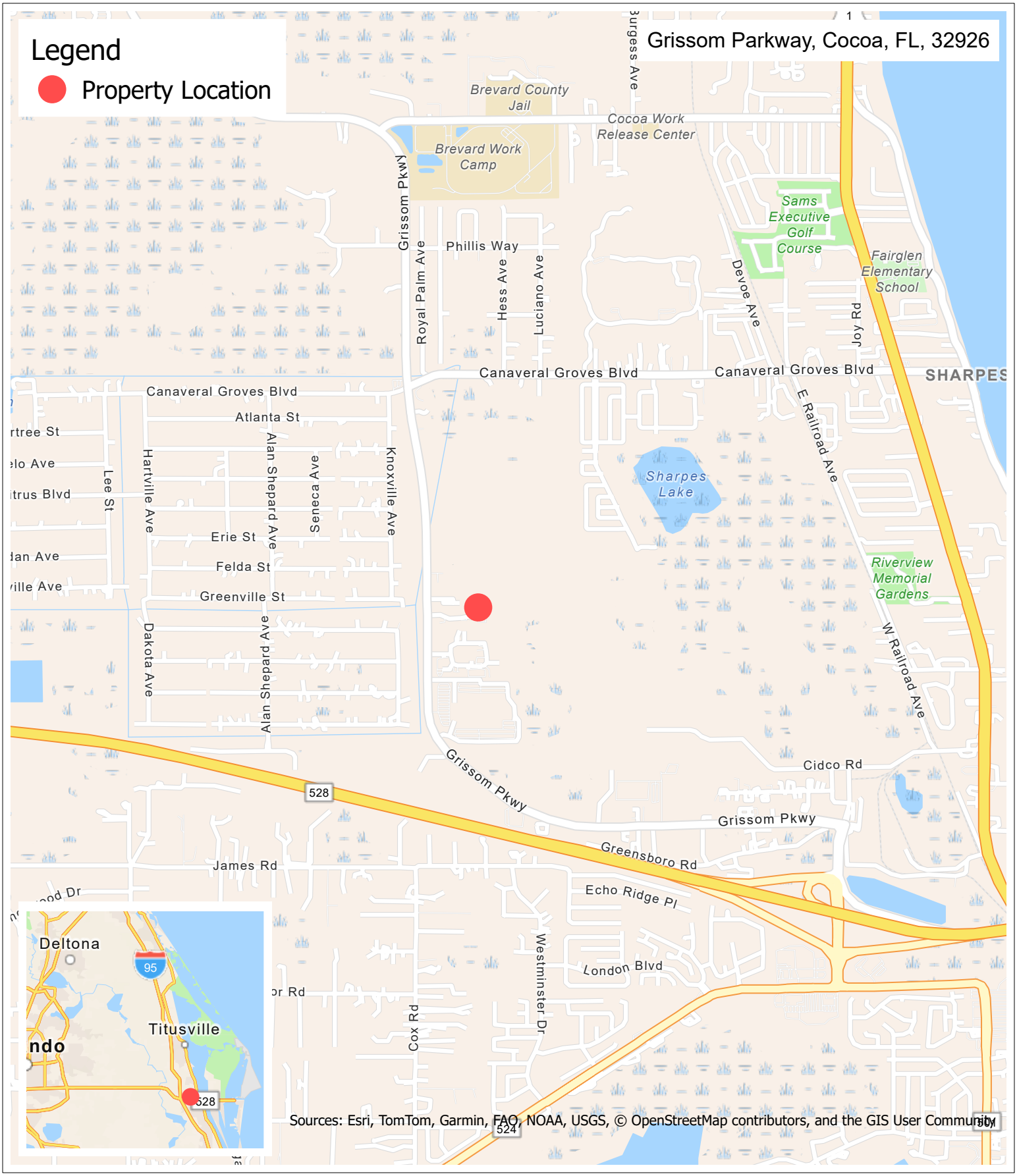
Brevard County, Florida

2024 Aerial Map

FIGURE - A2 | Mar 26, 2026

N
W E
S

400
Feet



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Grissom Pkwy Cocoa Site

Brevard County, Florida

Location Map

FIGURE - A1 | Sep 4, 2025

N
W
E
S

0.5
Miles

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF

A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

NOT VALID WITHOUT ALL SHEETS

LEGAL DESCRIPTION:

CHICAGO TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NUMBER: 27908
COMMITMENT DATE: OCTOBER 22, 2025 @ 11:00 AM

PARCEL 1:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF, SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.

ALSO KNOWN AS TRACT 3, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 2:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF, SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 4, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 3:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 5, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 4:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 6, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 5:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 7, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

*PARCEL 6:
THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 18, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 7:
THE EAST 175 FEET OF THE WEST 1080 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 19, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 8:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 LESS THE SOUTH 30 FEET THEREOF OF THE SW 1/4 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 20, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 9:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 21, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 10:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SW 1/4 LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 22, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 11:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 14 LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 23, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 12:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 24, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 13:
THE EAST 175 FEET OF THE WEST 2130 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 25, BLOCK 12, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 15:
THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET AND THE EAST 30 FEET FOR ROAD, AND LESS THE WEST 2130 FEET, THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 1, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 16:
THE EAST 175 FEET OF THE WEST 2130 FEET FOR THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 2, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 17:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 3, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 18:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 4, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 19:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 5, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 20:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 6, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 21:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 7, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 22:
THE EAST 175 FEET OF THE WEST 1080 OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 8, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 23:
THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. ALSO KNOWN AS TRACT 9, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 24:
THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 18, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 25:
THE EAST 175 FEET OF THE WEST 1080 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 19, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 26:
THE EAST 175 FEET OF THE WEST 1255 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 20, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 27:
THE EAST 175 FEET OF THE WEST 1430 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 21, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 28:
THE EAST 175 FEET OF THE WEST 1605 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 22, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 29:
THE EAST 175 FEET OF THE WEST 1780 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 23, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 30:
THE EAST 175 FEET OF THE WEST 1955 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 24, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 31:
THE EAST 175 FEET OF THE WEST 2130 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE SOUTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.
ALSO KNOWN AS TRACT 25, BLOCK 13, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 32:
THE EAST 173 FEET OF THE WEST 1933 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.

ALSO KNOWN AS TRACT 3, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 33:
THE EAST 173 FEET OF THE WEST 1760 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET AND LESS THE SOUTH 50 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130.
ALSO KNOWN AS TRACT 4, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 34:
THE EAST 173 FEET OF THE WEST 1587 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 5, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

AND

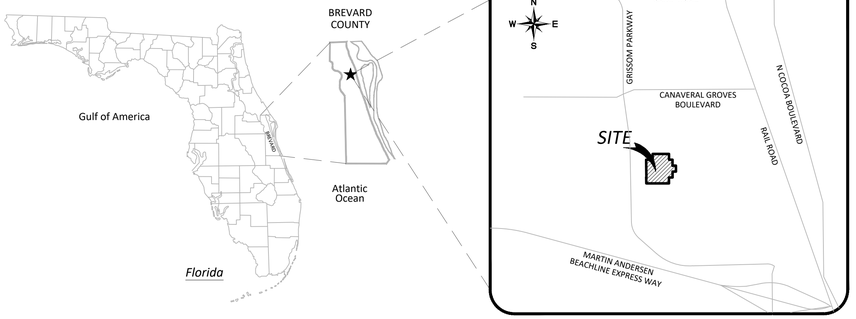
THE EAST 173 FEET OF THE WEST 1414 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 6, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 35:
THE EAST 173 FEET OF THE WEST 1241 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 7, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 36:
THE EAST 173 FEET OF THE WEST 1068 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 8, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

PARCEL 37:
THE EAST 173 FEET OF THE WEST 895 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER THE SOUTH 50 FEET THEREOF TO THE PUBLIC FOR USE AS A PUBLIC DRAINAGE CANAL IN PERPETUITY.
ALSO KNOWN AS TRACT 9, BLOCK 14, OF CANAVERAL GROVES, UNRECORDED SUBDIVISION, ACCORDING TO SURVEY BOOK 2, PAGE 58.

*APPARENT SCRIVENER'S ERROR FOUND FOR PARCEL 6. ORB 9732, PAGE 2204 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FL READS AS FOLLOWS: "THE EAST 175 FEET OF THE WEST 905 FEET OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, LESS ..."



VICINITY MAP

LEGAL DESCRIPTION:

(SURVEYOR'S DESCRIPTION)

A PORTION OF A PARCEL OF LAND SITUATE IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 633.18 FEET, TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID EAST LINE NORTH 89°55'46"WEST, 182.35 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47"EAST, 286.15 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°57'51"WEST, 1,400.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 0°43'30" WEST, 919.94 FEET TO A 5/8" IRON ROD AND CAP "ILLEGIBLE"; THENCE, SOUTH 89°55'46" EAST, 349.79 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 0°43'30" WEST, 309.29 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°55'46" EAST, 874.48 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°43'30" EAST, 309.29 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°55'46" EAST, 181.96 FEET; TO A 5/8"IRON ROD AND CAP "KPMF LB6605"; THENCE, SOUTH 00°22'47" EAST, 316.19 FEET, TO A 5/8"IRON ROD AND CAP "KPMF LB6605"; THENCE, SOUTH 89°55'46" EAST, 181.96 FEET TO A POINT SITUATE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 MARKED BY A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, ALONG SAID EAST LINE, SOUTH 0°22'47" EAST, 316.69 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,618,336 SQUARE FEET, 37.15 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL B

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 1, NORTH 89°57'51" WEST, 377.32 FEET, TO THE **POINT OF BEGINNING**; THENCE, CONTINUING ALONG SAID SOUTH LINE NORTH 89°57'51" WEST, 1,211.10 FEET TO A 5/8" IRON ROD AND CAP "LB 6544";THENCE, DEPARTING SAID SOUTH LINE NORTH 0°47'28" WEST, 286.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF KLINEFELDT RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 3589, PAGE 3866 MARKED WITH A 5/8"IRON ROD & CAP STAMPED "LB6544";THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 88°09'55" EAST, 8.33 FEET; THENCE, SOUTH 89°57'51" EAST, 1,031.82 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE NORTH 0°22'47" WEST, 30.00 FEET TO A TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°57'51" EAST, 173.01 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47" EAST, 317.15 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605" ALSO BEING THE **POINT OF BEGINNING.**

CONTAINING 353,239 SQUARE FEET, 8.11 ACRES, MORE OR LESS.

ALTA/NSPS TABLE A ITEMS:

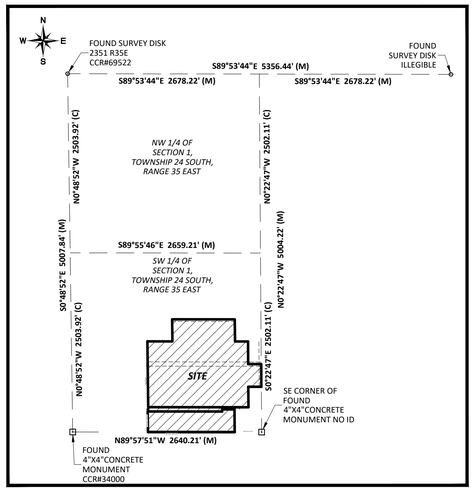
1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. **(SHOWN ON MAP OF SURVEY)**
2. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. **(SHOWN ON MAP OF SURVEY)**
3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. **(SEE SURVEYOR'S REPORT NUMBER 12)**
4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). **(AS SHOWN HEREON)**
6. (a) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. **(NO SUCH REPORT PROVIDED TO THIS SURVEYOR)**
   (b) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. **(NO SUCH REPORT PROVIDED TO THIS SURVEYOR)**
7. (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. **(NO BUILDING ON SUBJECT PARCELS AT TIME OF SURVEY)**
   (b) SQUARE FOOTAGE OF:
   (1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. **(NO BUILDING ON SUBJECT PARCELS AT TIME OF SURVEY)**
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). **(NONE FOUND AT TIME OF SURVEY)**
9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. **(NONE FOUND AT TIME OF SURVEY)**
11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
   (a) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION) **(NO SUCH REPORT PROVIDED TO THIS SURVEYOR)**
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL." **(SHOWN ON MAP OF SURVEY)**
16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **(NONE FOUND AT TIME OF SURVEY)**
18. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SUR

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF

A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

NOT VALID WITHOUT ALL SHEETS



SECTION REFERENCE MAP

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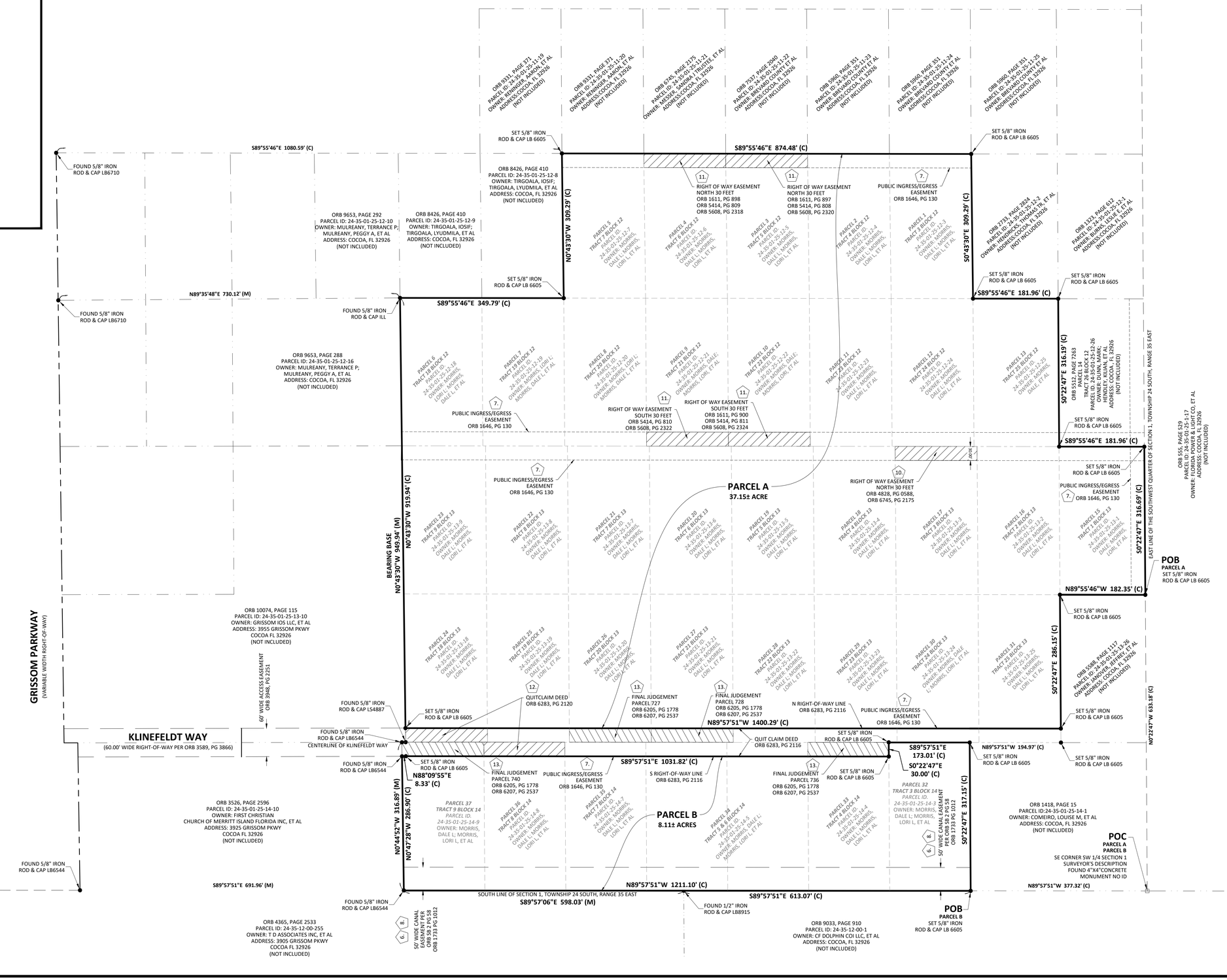


THIS SHEET IS PART OF A 4-SHEET SET AND IS NOT VALID WITHOUT ALL OTHER SHEETS OF THIS SET.

S:\GEOSPATIAL & LAND SURVEYING\25-0290.001 GRISSOM PARKWAY, COCOA, FL\DWG (SURVEY)\25-0290.001 GRISSOM PARKWAY_REV7.DWG – 2/10/2026 2:41 PM

KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS
222 CHURCH STREET
KISSIMMEE, FL 32741
PHONE (407)846-1216
COA 32059 LB 6605

REV NO.	DATE:	DESCRIPTION
10	DATE:	
9	DATE:	
8	DATE:	REVISED EASEMENT GRAPHICS BASED ON LEGAL REVIEW
7	DATE: 2-9-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
6	DATE: 2-6-26	REVISED INTERIOR PARCEL DISPLAY
5	DATE: 2-4-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
4	DATE: 1-27-26	UPDATED LEGAL DESCRIPTION
3	DATE: 1-22-26	ADDED TREE SAMPLE AREAS
2	DATE: 1-21-26	BOUNDARY MODIFICATION, ADDED TOPOGRAPHIC DATA
1	DATE: 12-15-25	

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

GRISSOM PARKWAY, COCOA, FL

CAUTION

0 1/2 1

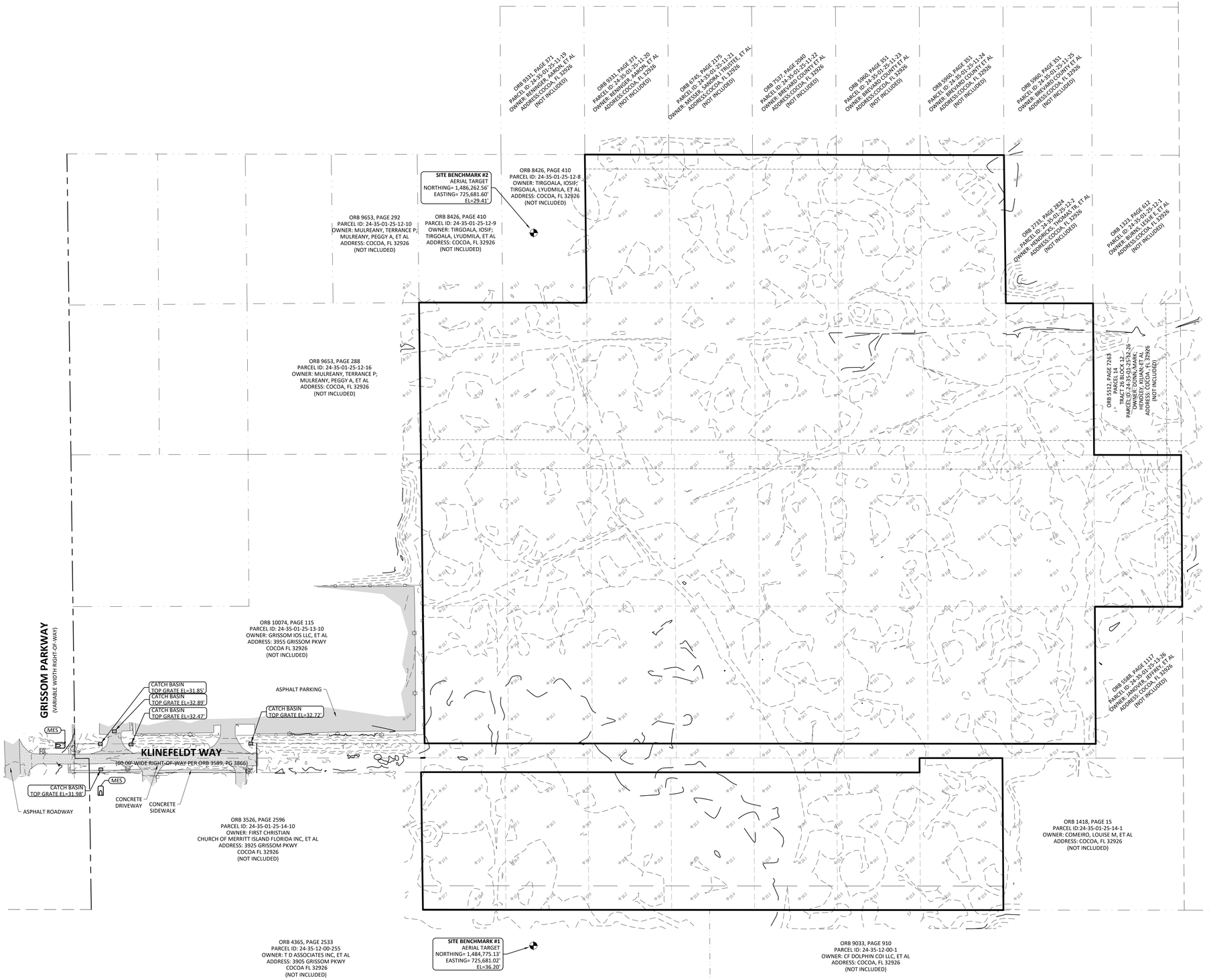
IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

DATE:	11-20-2025
JOB NO: NO:	25-0290.001
DESIGN:	
DRAWN:	AR
APPROVED:	MWH
SHEET NO:	2 OF 4
REV:	7

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF

A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA
NOT VALID WITHOUT ALL SHEETS



N
W E
S

0 100' 200'
GRAPHIC SCALE
IN FEET
1 INCH = 100 FEET

THIS SHEET IS PART OF A 4-SHEET SET AND IS NOT VALID WITHOUT ALL OTHER SHEETS OF THIS SET.

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KISSIMMEE, FL 32741
PHONE (407)846-1216
COA 32059 LB 6605

REV NO.		DATE:
8		
7		
6		
5		
4		
3		
2		
1		

REV NO.		DATE:
10		
9		
8	REVISED EASEMENT GRAPHICS BASED ON LEGAL REVIEW	2-9-26
7	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION	2-6-26
6	REVISED INTERIOR PARCEL DISPLAY	2-4-26
5	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION	1-27-26
4	UPDATED LEGAL DESCRIPTION	1-22-26
3	ADDED TREE SAMPLE AREAS	1-21-26
2	BOUNDARY MODIFICATION, ADDED TOPOGRAPHIC DATA	12-15-25
1		

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

GRISSOM PARKWAY, COCOA, FL

CAUTION
0 1/2 1
IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

DATE:	11-20-2025
JOB NO: NO:	25-0290.001
DESIGN:	
DRAWN:	AR
APPROVED:	MWH
SHEET NO:	3 OF 4
REV:	7

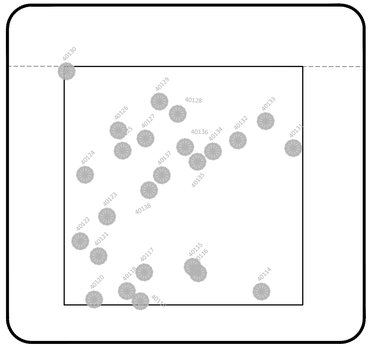
S:\GEOSPATIAL & LAND SURVEYING\25-0290.001 GRISSOM PARKWAY, COCOA, FL\DWG (SURVEY)\25-0290.001 GRISSOM PARKWAY_REV7.DWG — 2/10/2026 2:41 PM

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF

A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

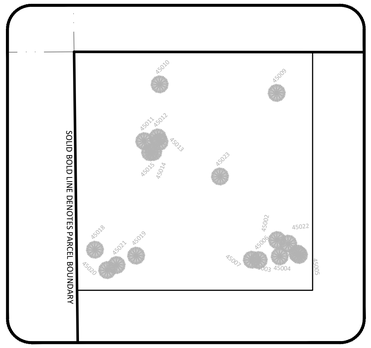
NOT VALID WITHOUT ALL SHEETS



TREE SAMPLE AREA 1

1 INCH = 30 FEET

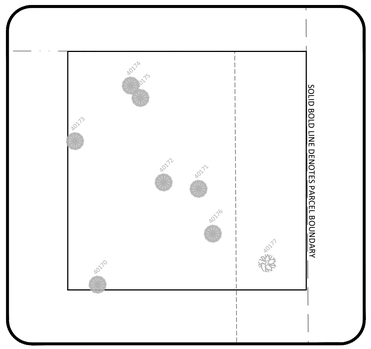
TREE SAMPLE AREA 1		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40114	PINE TREE	6
40115	PINE TREE	7
40116	PINE TREE	6
40117	PINE TREE	7
40118	PINE TREE	6
40119	PINE TREE	6
40120	PINE TREE	6
40121	PINE TREE	6
40122	PINE TREE	6
40123	PINE TREE	7
40124	PINE TREE	6
40125	PINE TREE	7
40126	PINE TREE	6
40127	PINE TREE	12
40128	PINE TREE	12
40129	PINE TREE	6
40130	PINE TREE	6
40131	PINE TREE	6
40132	PINE TREE	7
40133	PINE TREE	8
40134	PINE TREE	6
40135	PINE TREE	6
40136	PINE TREE	6
40137	PINE TREE	6
40138	PINE TREE	6



TREE SAMPLE AREA 2

1 INCH = 30 FEET

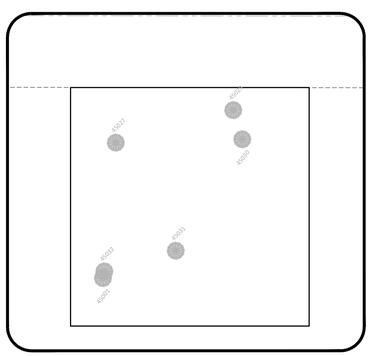
TREE SAMPLE AREA 2		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
45002	PINE TREE	6
45003	PINE TREE	8
45004	PINE TREE	10
45005	PINE TREE	6
45006	PINE TREE	10
45007	PINE TREE	10
45009	PINE TREE	8
45010	PINE TREE	10
45011	PINE TREE	12
45012	PINE TREE	8
45013	PINE TREE	6
45014	PINE TREE	10
45015	PINE TREE	8
45018	PINE TREE	8
45019	PINE TREE	6
45020	PINE TREE	6
45021	PINE TREE	6
45022	PINE TREE	6
45023	PINE TREE	8



TREE SAMPLE AREA 3

1 INCH = 30 FEET

TREE SAMPLE AREA 3		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40170	PINE TREE	14
40171	PINE TREE	12
40172	PINE TREE	7
40173	PINE TREE	12
40174	PINE TREE	12
40175	PINE TREE	12
40176	PINE TREE	6
40177	OAK TREE	6

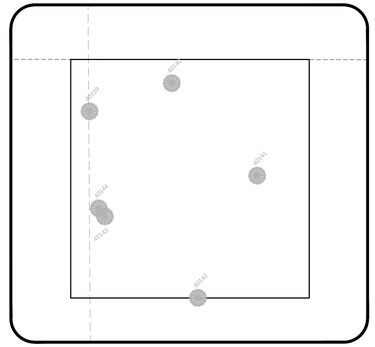


TREE SAMPLE AREA 4

1 INCH = 30 FEET

TREE SAMPLE AREA 4		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
45001	PINE TREE	8
45027	PINE TREE	6
45029	PINE TREE	14
45030	PINE TREE	12
45031	PINE TREE	6
45032	PINE TREE	8

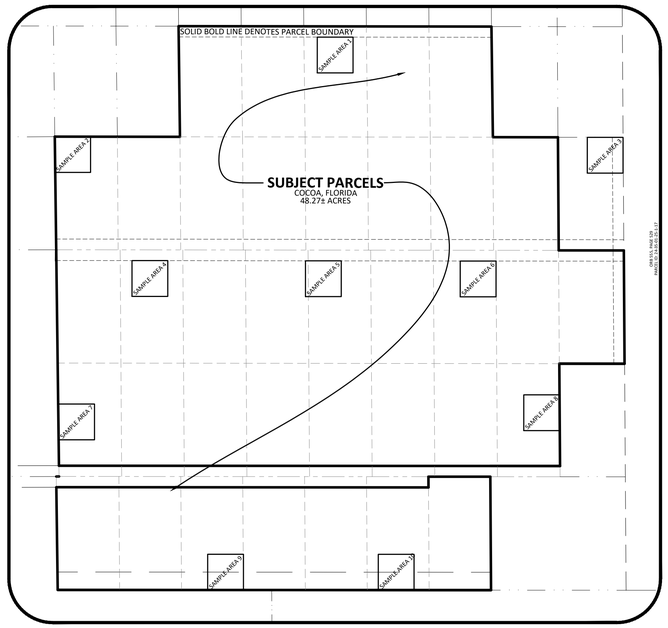
THIS SHEET IS PART OF A 4-SHEET SET AND IS NOT VALID WITHOUT ALL OTHER SHEETS OF THIS SET.



TREE SAMPLE AREA 5

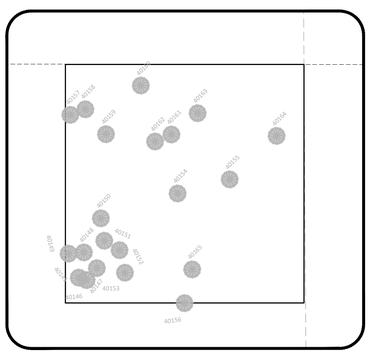
1 INCH = 30 FEET

TREE SAMPLE AREA 5		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40139	PINE TREE	6
40140	PINE TREE	8
40141	PINE TREE	8
40142	PINE TREE	7
40143	PINE TREE	8
40144	PINE TREE	6



SAMPLE AREA KEY MAP

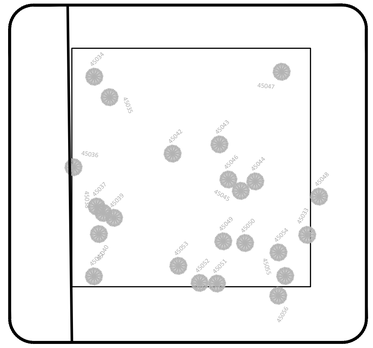
NOT TO SCALE



TREE SAMPLE AREA 6

1 INCH = 30 FEET

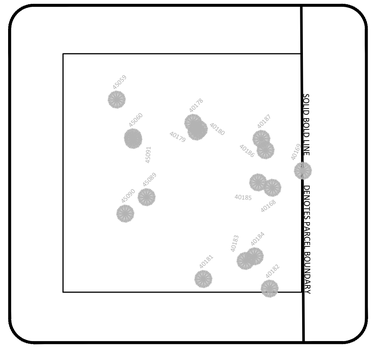
TREE SAMPLE AREA 6		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40145	PINE TREE	12
40146	PINE TREE	8
40147	PINE TREE	14
40148	PINE TREE	8
40149	PINE TREE	7
40150	PINE TREE	6
40151	PINE TREE	8
40152	PINE TREE	8
40153	PINE TREE	10
40154	PINE TREE	7
40155	PINE TREE	12
40156	PINE TREE	16
40157	PINE TREE	12
40158	PINE TREE	12
40159	PINE TREE	6
40160	PINE TREE	6
40161	PINE TREE	10
40162	PINE TREE	8
40163	PINE TREE	12
40164	PINE TREE	8
40165	PINE TREE	6



TREE SAMPLE AREA 7

1 INCH = 30 FEET

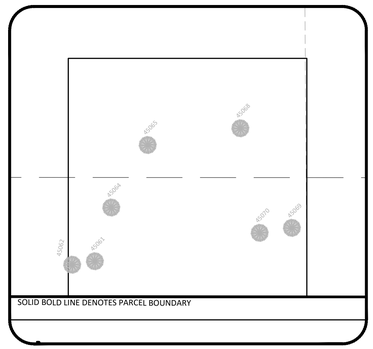
TREE SAMPLE AREA 7		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
45033	PINE TREE	10
45034	PINE TREE	6
45035	PINE TREE	6
45036	PINE TREE	10
45037	PINE TREE	12
45038	PINE TREE	8
45039	PINE TREE	6
45040	PINE TREE	10
45041	PINE TREE	12
45042	PINE TREE	10
45043	PINE TREE	10
45044	PINE TREE	12
45045	PINE TREE	6
45046	PINE TREE	8
45047	PINE TREE	8
45048	PINE TREE	12
45049	PINE TREE	6
45050	PINE TREE	10
45051	PINE TREE	10
45052	PINE TREE	10
45053	PINE TREE	10
45054	PINE TREE	8
45055	PINE TREE	10
45056	PINE TREE	8



TREE SAMPLE AREA 8

1 INCH = 30 FEET

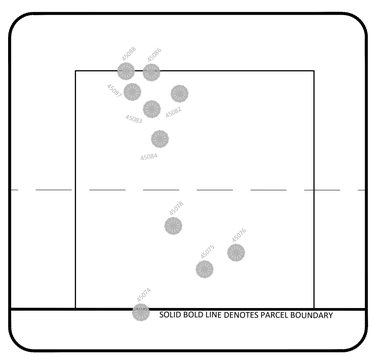
TREE SAMPLE AREA 8		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40168	PINE TREE	12
40169	PINE TREE	12
40178	PINE TREE	12
40179	PINE TREE	8
40180	PINE TREE	6
40181	PINE TREE	12
40182	PINE TREE	8
40183	PINE TREE	12
40184	PINE TREE	24
40185	PINE TREE	12
40186	PINE TREE	12
40187	PINE TREE	14
45059	PINE TREE	12
45060	PINE TREE	8
45089	PINE TREE	10
45090	PINE TREE	24
45091	PINE TREE	12



TREE SAMPLE AREA 9

1 INCH = 30 FEET

TREE SAMPLE AREA 9		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
45061	PINE TREE	8
45062	PINE TREE	5
45064	PINE TREE	9
45065	PINE TREE	8
45068	PINE TREE	12
45069	PINE TREE	7
45070	PINE TREE	5



TREE SAMPLE AREA 10

1 INCH = 30 FEET

TREE SAMPLE AREA 10		
POINT NUMBER	TREE TYPE	TREE SIZE
45074	PINE TREE	15
45075	PINE TREE	15
45076	PINE TREE DOUBLE	13 & 9
45078	PINE TREE	14
45082	PINE TREE	7
45083	PINE TREE	8
45084	PINE TREE	6
45086	PINE TREE	7
45087	PINE TREE	6
45088	PINE TREE	6

KPMFranklin
ENGINEERS ★ PLANNERS ★ SURVEYORS
222 CHURCH STREET
KISSIMMEE, FL 32741
PHONE (407)846-1216
COA 32059 LB 6605

REV NO.	DATE	
8	DATE:	
7	DATE:	
6	DATE:	REVISED EASEMENT GRAPHICS BASED ON LEGAL REVIEW
5	DATE: 2-9-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
4	DATE: 2-6-26	REVISED INTERIOR PARCEL DISPLAY
3	DATE: 2-4-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
2	DATE: 1-27-26	UPDATED LEGAL DESCRIPTION
1	DATE: 1-22-26	ADDED TREE SAMPLE AREAS

REV NO.	DATE	
10	DATE:	
9	DATE:	
8	DATE:	
7	DATE: 2-9-26	REVISED EASEMENT GRAPHICS BASED ON LEGAL REVIEW
6	DATE: 2-6-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
5	DATE: 2-4-26	REVISED INTERIOR PARCEL DISPLAY
4	DATE: 1-27-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
3	DATE: 1-22-26	UPDATED LEGAL DESCRIPTION
2	DATE: 1-12-26	ADDED TREE SAMPLE AREAS
1	DATE: 12-15-25	BOUNDARY MODIFICATION, ADDED TOPOGRAPHIC DATA

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

GRISSOM PARKWAY, COCOA, FL

CAUTION

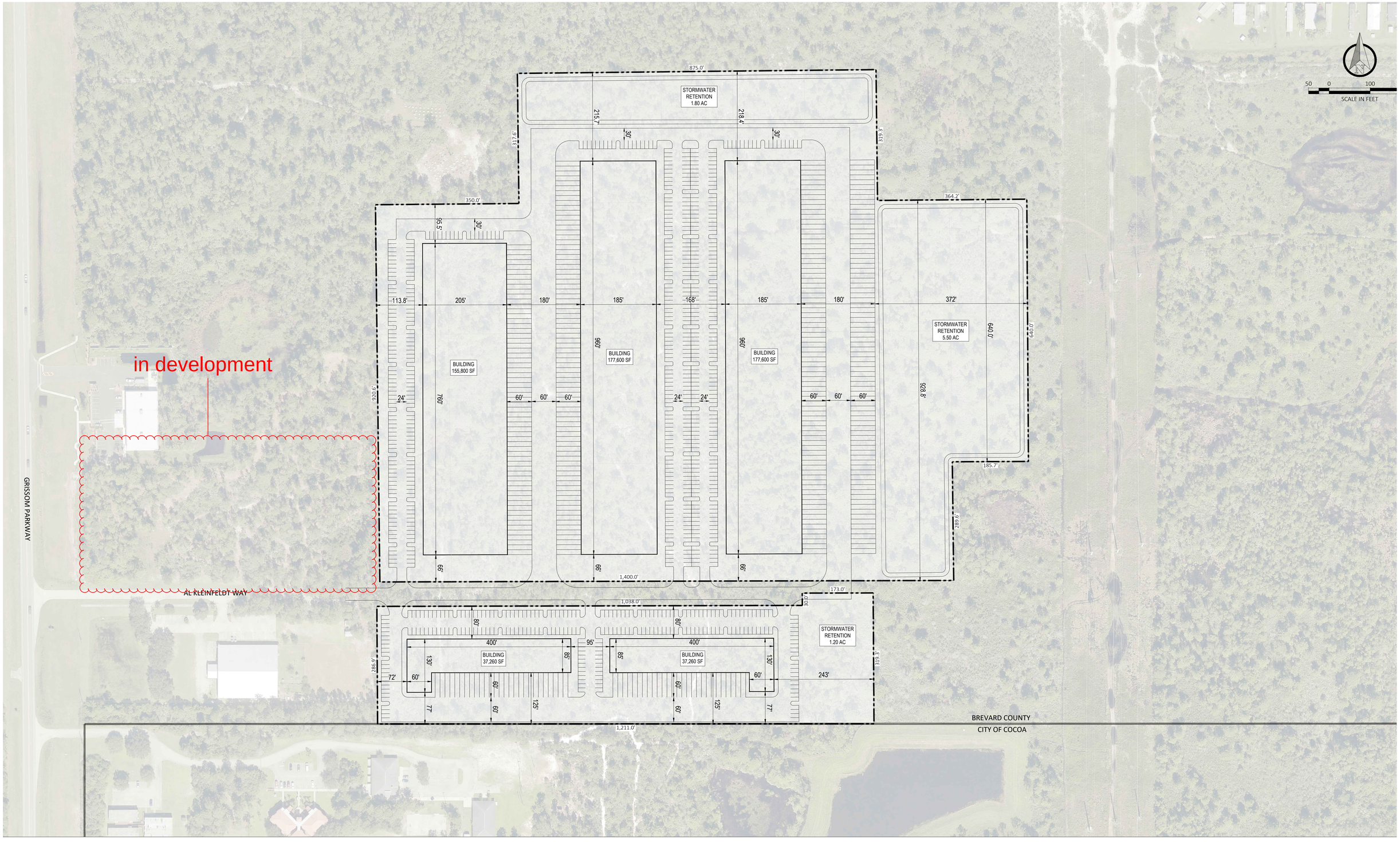
0 1/2 1

IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

DATE:	11-20-2025
JOB NO: NO:	25-0290.001
DESIGN:	
DRAWN:	AR
APPROVED:	MWH
SHEET NO:	4 OF 4
REV:	7

S:\GEOSPATIAL & LAND SURVEY\NSV\25-0290.001 GRISSOM PARKWAY, COCOA, FL\DWG (SURVEY)\25-0290.001 GRISSOM PARKWAY_REV7.DWG – 2/10/2026 2:41 PM

Parcel Data Owner Corresponding Info				
OBJECTID	Tax Account ID	Parcel IDs	Acres	Property Owner
1	2400740	24-35-01-25-14-9	1.14	Morris, Dale: Morris, Lori
2	2400739	24-35-01-25-14-8	1.14	Morris, Dale: Morris, Lori
3	2400738	24-35-01-25-14-7	1.14	Morris, Dale: Morris, Lori
4	2400737	24-35-01-25-14-5	2.28	Morris, Dale: Morris, Lori
5	2400736	24-35-01-25-14-4	1.14	Morris, Dale: Morris, Lori
6	2400735	24-35-01-25-14-3	1.15	Morris, Dale: Morris, Lori
7	2400725	24-35-01-25-13-18	1.15	Morris, Dale: Morris, Lori
8	2400726	24-35-01-25-13-19	1.15	Morris, Dale: Morris, Lori
9	2400727	24-35-01-25-13-20	1.15	Morris, Dale: Morris, Lori
10	2400728	24-35-01-25-13-21	1.16	Morris, Dale: Morris, Lori
11	2400729	24-35-01-25-13-22	1.16	Morris, Dale: Morris, Lori
12	2400730	24-35-01-25-13-23	1.16	Morris, Dale: Morris, Lori
13	2400731	24-35-01-25-13-24	1.16	Morris, Dale: Morris, Lori
14	2400732	24-35-01-25-13-25	1.16	Morris, Dale: Morris, Lori
15	2400718	24-35-01-25-13-9	1.15	Morris, Dale: Morris, Lori
16	2400717	24-35-01-25-13-8	1.15	Morris, Dale: Morris, Lori
17	2400716	24-35-01-25-13-7	1.15	Morris, Dale: Morris, Lori
18	2400715	24-35-01-25-13-6	1.16	Morris, Dale: Morris, Lori
19	2400714	24-35-01-25-13-5	1.16	Morris, Dale: Morris, Lori
20	2400713	24-35-01-25-13-4	1.16	Morris, Dale: Morris, Lori
21	2400712	24-35-01-25-13-3	1.16	Morris, Dale: Morris, Lori
22	2400711	24-35-01-25-13-2	1.16	Morris, Dale: Morris, Lori
23	2400710	24-35-01-25-13-1	1.03	Morris, Dale: Morris, Lori
24	2400701	24-35-01-25-12-18	1.15	Morris, Dale: Morris, Lori
25	2400702	24-35-01-25-12-19	1.15	Morris, Dale: Morris, Lori
26	2400703	24-35-01-25-12-20	1.15	Morris, Dale: Morris, Lori
27	2400704	24-35-01-25-12-21	1.16	Morris, Dale: Morris, Lori
28	2400705	24-35-01-25-12-22	1.16	Morris, Dale: Morris, Lori
29	2400706	24-35-01-25-12-23	1.16	Morris, Dale: Morris, Lori
30	2400707	24-35-01-25-12-24	1.16	Morris, Dale: Morris, Lori
31	2400708	24-35-01-25-12-25	1.16	Morris, Dale: Morris, Lori
33	2400691	24-35-01-25-12-7	1.15	Morris, Dale: Morris, Lori
34	2400690	24-35-01-25-12-6	1.16	Morris, Dale: Morris, Lori
35	2400689	24-35-01-25-12-5	1.16	Morris, Dale: Morris, Lori
36	2400688	24-35-01-25-12-4	1.16	Morris, Dale: Morris, Lori
37	2400687	24-35-01-25-12-3	1.16	Morris, Dale: Morris, Lori



CONCEPTUAL SITE PLAN
CITY OF COCOA I BREVARD COUNTY I FLORIDA

GRISSOM PKWY

PROJECT NO. 25-0290.MKT
PLAN SCALE: 1" = 100'
DATE: 9/15/25

DISCLAIMER: CONCEPTUAL SITE LAYOUT HAS BEEN PREPARED WITH THE BEST INFORMATION AVAILABLE AND DOES NOT REPRESENT FINAL ENGINEERING ELEMENTS. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING ANALYSIS AND SHALL ONLY BE UTILIZED AS AN ESTIMATE FOR DEVELOPMENT FEASIBILITY

KPMFrankl ENGINEERS • PLANNERS • SURVEY


NO PARKING
FIRE LANE


STOP


641






2170







ORDINANCE 03-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR THIRTY-SIX (36) PARCELS OF REAL PROPERTY, TOTALING 45.26 ACRES, MORE OR LESS, AND GENERALLY LOCATED EAST OF GRISSOM PARKWAY, SOUTH OF CANAVERAL GROVES BLVD, AND NORTH OF OXBOW CIRCLE, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "GENERAL USE" TO CITY OF COCOA "M-2 (MANUFACTURING AND LIGHT INDUSTRIAL)"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under § 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes except when expressly prohibited by law; and

WHEREAS, on _____, 2026, the City Council adopted Ordinance Number 01-2026, which annexed the subject property into the City of Cocoa; and

WHEREAS, the Planning and Zoning Board (Local Planning Agency) and City Staff of the City of Cocoa recommended approval of this Ordinance at their April 01, 2026, meeting; and

WHEREAS, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed amendment set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby approves and adopts the zoning map amendment set forth hereunder; and

WHEREAS, the City Council hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of the City of Cocoa, Florida.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are fully incorporated herein by this reference.

Section 2. Purpose and Intent. It is hereby declared to be the purpose and intent of this Ordinance to adopt a zoning map amendment incorporating the revisions stated herein into

the official Zoning Map of the City of Cocoa.

Section 3. Zoning Map Amendment. The official Zoning Map of the City of Cocoa is hereby amended to include a change of classification for the property legally described and depicted on **Exhibit "A"** from Brevard County "General Use" to City of Cocoa "M-2 (Manufacturing and Light Industrial)." **Exhibit "A"** is attached hereto and fully incorporated herein by this reference.

Section 4. Staff Instructions. City Staff is hereby directed to promptly amend the City's Official Zoning Map upon the effective date of this Ordinance. In addition, upon adoption and full execution of this Ordinance by the City Council, the City Clerk is hereby directed to record this Ordinance in the Official Records of Brevard County, Florida. This Ordinance shall run with the land.

Section 5. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 7. Effective Date. This Ordinance shall become effective immediately upon the effective date of Ordinance No. 02-2026, as adopted by the City Council of the City of Cocoa, Florida, and pursuant to the City Charter. If Ordinance No. 02-2026 does not become effective, then this Ordinance shall become null and void.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2026.

_____
MICHAEL C. BLAKE
Mayor

ATTEST:

_____
MONICA ARSENAULT
City Clerk

Legal Ad:_____
First Reading:_____
Legal Ad:_____
Second Reading:_____
Effective Date:_____

EXHIBIT A

LEGAL DESCRIPTION AND DEPICTION OF SUBJECT PROPERTY

LEGAL DESCRIPTION:

(SURVEYOR'S DESCRIPTION)

A PORTION OF A PARCEL OF LAND SITUATE IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 1; THENCE, ALONG THE EAST LINE OF SAID SECTION 1, NORTH 0°22'47" WEST, 633.18 FEET, TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID EAST LINE NORTH 89°55'46"WEST, 182.35 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47"EAST, 286.15 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°57'51"WEST, 1,400.29 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 0°43'30" WEST, 919.94 FEET TO A 5/8" IRON ROD AND CAP "ILLEGIBLE"; THENCE, SOUTH 89°55'46" EAST, 349.79 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 0°43'30" WEST, 309.29 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°55'46" EAST, 874.48 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°43'30" EAST, 309.29 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°55'46" EAST, 181.96 FEET; TO A 5/8"IRON ROD AND CAP "KPMF LB6605"; THENCE, SOUTH 00°22'47" EAST, 316.19 FEET, TO A 5/8"IRON ROD AND CAP "KPMF LB6605"; THENCE, SOUTH 89°55'46" EAST, 181.96 FEET TO A POINT SITUATE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 MARKED BY A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, ALONG SAID EAST LINE, SOUTH 0°22'47" EAST, 316.69 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,618,336 SQUARE FEET, 37.15 ACRES, MORE OR LESS.

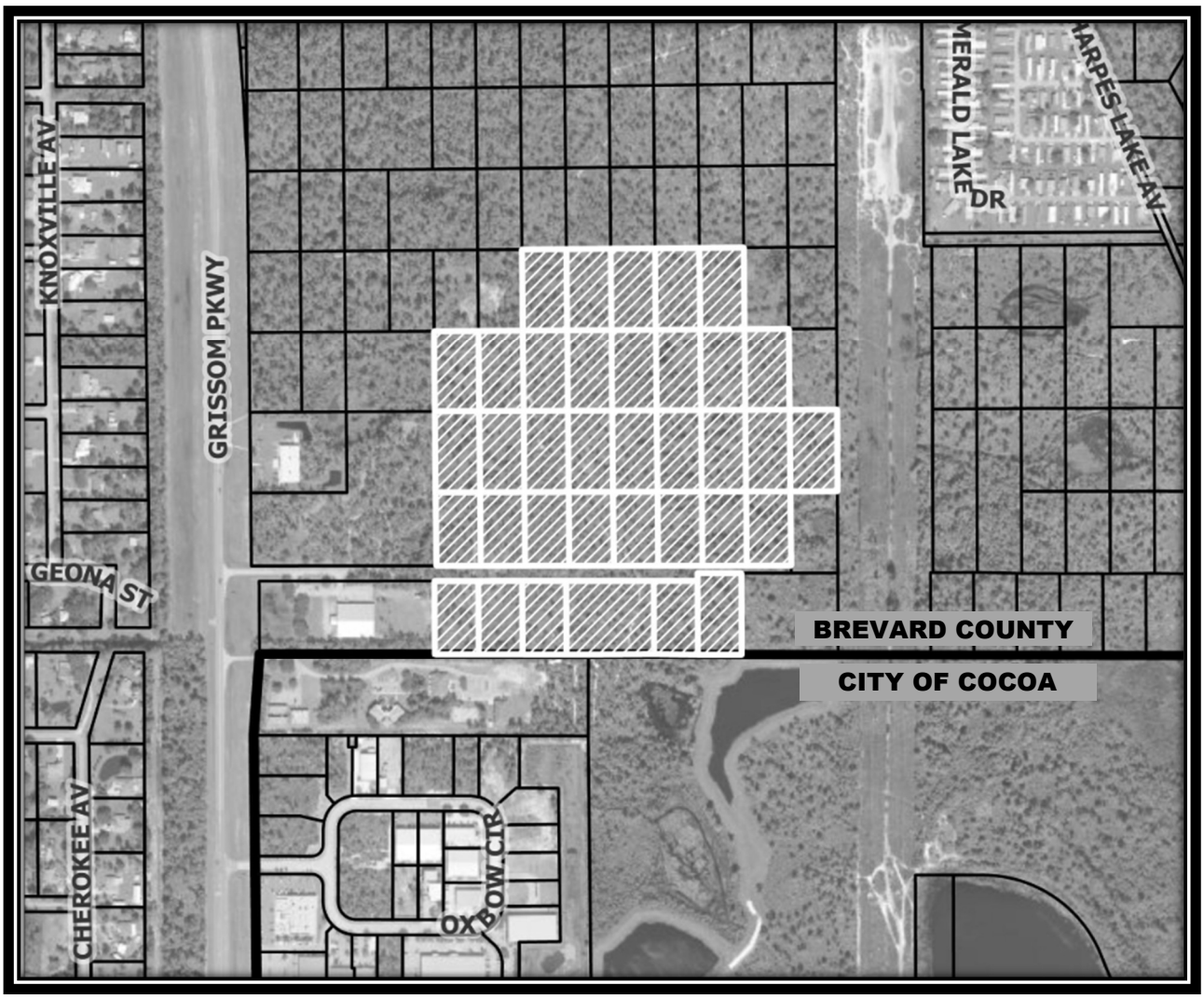
TOGETHER WITH:

PARCEL B

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 1, NORTH 89°57'51" WEST, 377.32 FEET, TO THE **POINT OF BEGINNING**; THENCE, CONTINUING ALONG SAID SOUTH LINE NORTH 89°57'51" WEST, 1,211.10 FEET TO A 5/8" IRON ROD AND CAP "LB 6544";THENCE, DEPARTING SAID SOUTH LINE NORTH 0°47'28" WEST, 286.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF KLINEFELDT RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 3589, PAGE 3866 MARKED WITH A 5/8"IRON ROD & CAP STAMPED "LB6544";THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 88°09'55" EAST, 8.33 FEET; THENCE, SOUTH 89°57'51" EAST, 1,031.82 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE NORTH 0°22'47" WEST, 30.00 FEET TO A TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 89°57'51" EAST, 173.01 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47" EAST, 317.15 FEET TO A 5/8" IRON ROD AND CAP "KPMF LB 6605" ALSO BEING THE P**OINT OF BEGINNING.**

CONTAINING 353,239 SQUARE FEET, 8.11 ACRES, MORE OR LESS.

DEPICTION(S)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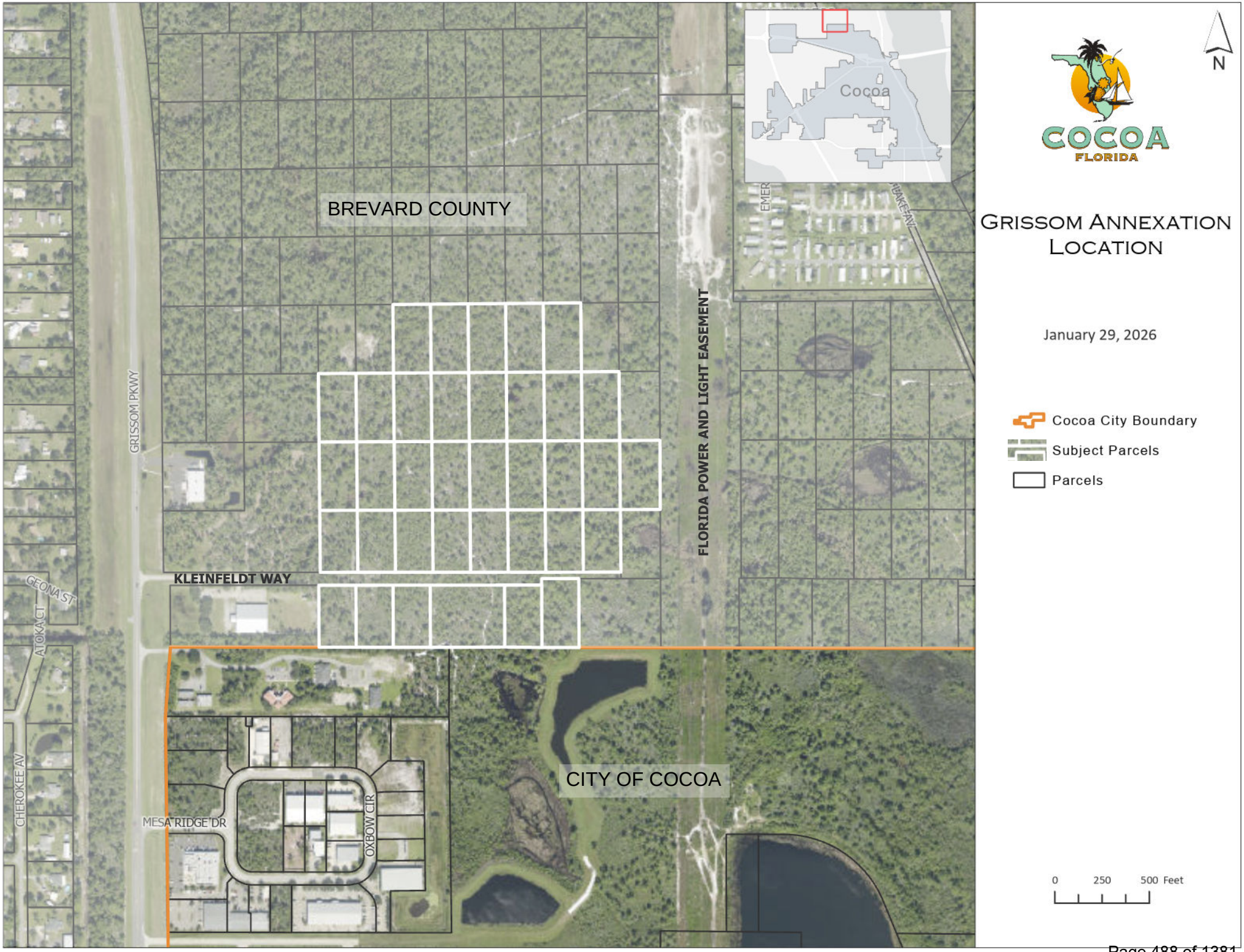
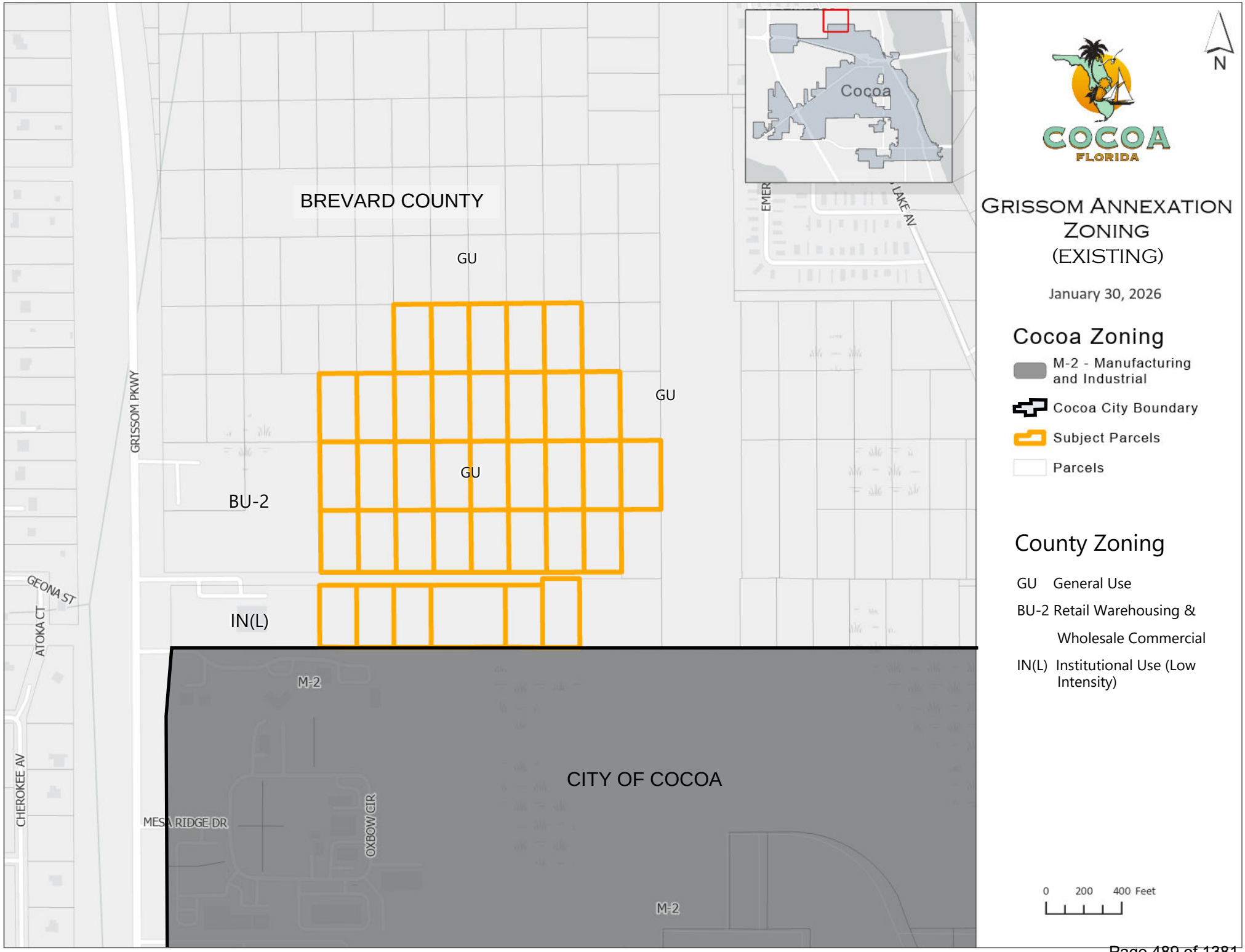
GRISSOM PKWY
GEONA ST
CHEROKEE AV
OXBOW CIR
MERALD LAKE DR
HARPES LAKE AV
BREVARD COUNTY
CITY OF COCOA


BREVARD COUNTY
CITY OF COCOA
KLEINFELDT WAY
GRISSOM PKWY
FLORIDA POWER AND LIGHT EASEMENT
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
Cocoa
N
COCOA
FLORIDA
GRISSOM ANNEXATION LOCATION
January 29, 2026
Cocoa City Boundary
Subject Parcels
Parcels
0
250
500 Feet


BREVARD COUNTY
CITY OF COCOA
Cocoa
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IN(L)
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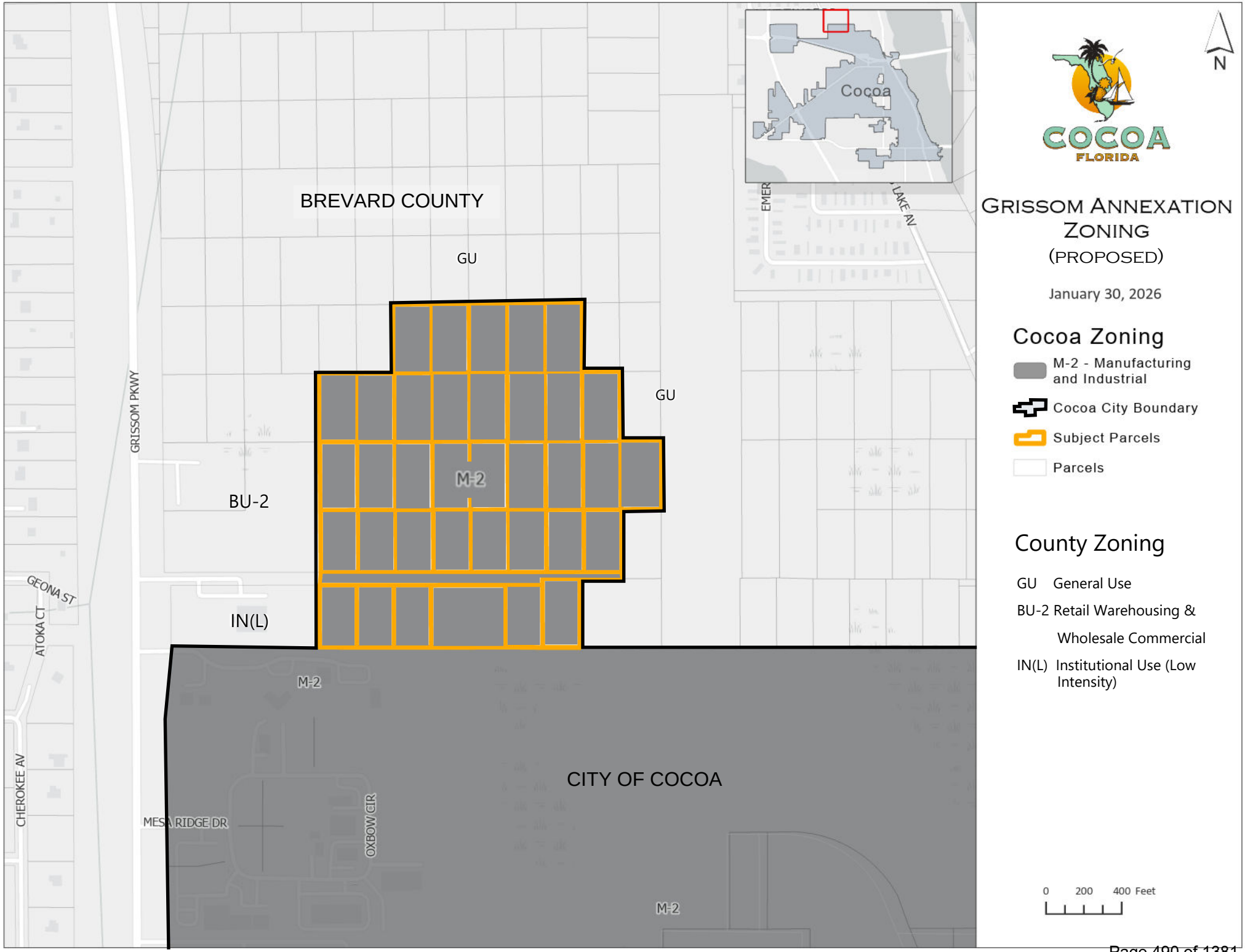
M-2
GRISSOM PKWY
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
EMER
LAKE AV
N
COCOA
FLORIDA
GRISSOM ANNEXATION
ZONING
(EXISTING)
January 30, 2026
Cocoa Zoning
M-2 - Manufacturing and Industrial
Cocoa City Boundary
Subject Parcels
Parcels
County Zoning
GU General Use
BU-2 Retail Warehousing & Wholesale Commercial
IN(L) Institutional Use (Low Intensity)
0 200 400 Feet


BREVARD COUNTY
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BU-2
IN(L)
M-2
M-2
CITY OF COCOA
GRISSOM PKWY
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
LAKE AV
Cocoa
N
COCOA
FLORIDA
GRISSOM ANNEXATION ZONING
(PROPOSED)
January 30, 2026
Cocoa Zoning
M-2 - Manufacturing and Industrial
Cocoa City Boundary
Subject Parcels
Parcels
County Zoning
GU General Use
BU-2 Retail Warehousing & Wholesale Commercial
IN(L) Institutional Use (Low Intensity)
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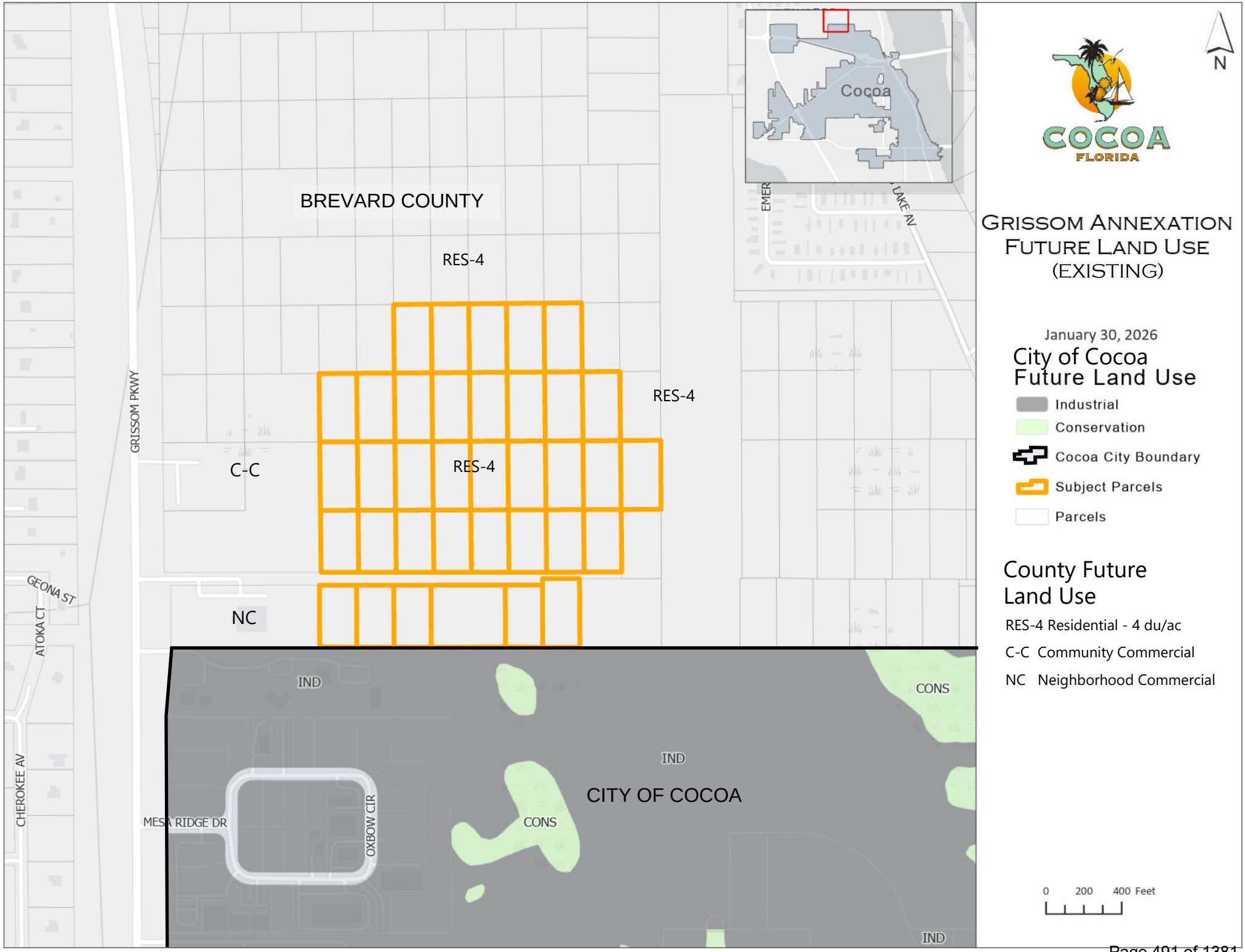
BREVARD COUNTY
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RES-4
RES-4
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ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
IND
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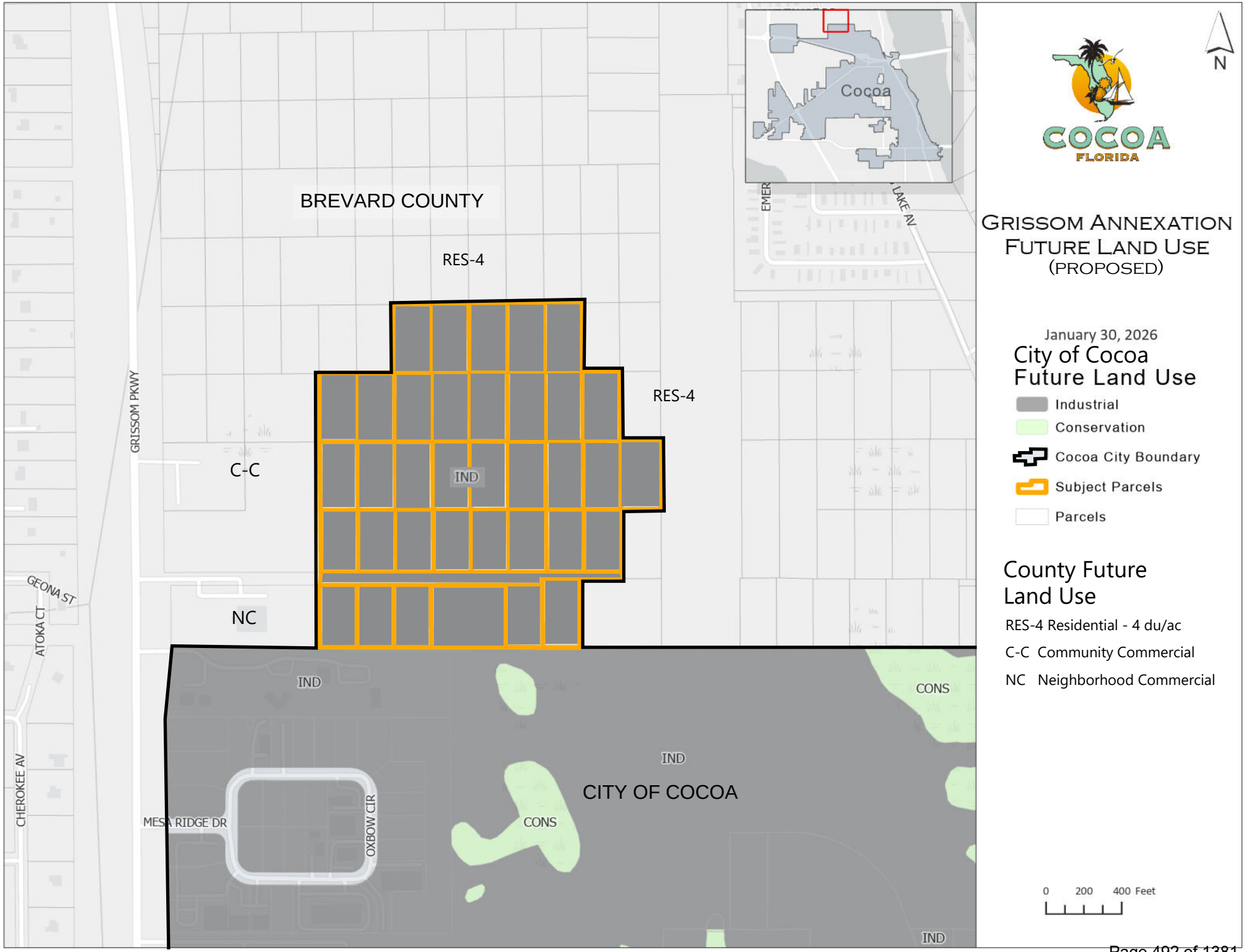
CONS
CITY OF COCOA
Cocoa
LAKE AV
N
COCOA
FLORIDA
GRISSOM ANNEXATION
FUTURE LAND USE
(EXISTING)
January 30, 2026
City of Cocoa
Future Land Use
Industrial
Conservation
Cocoa City Boundary
Subject Parcels
Parcels
County Future
Land Use
RES-4 Residential - 4 du/ac
C-C Community Commercial
NC Neighborhood Commercial
0 200 400 Feet


BREVARD COUNTY
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RES-4
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GRISSOM PKWY
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
EMER
LAKE AV
Cocoa
N
COCOA
FLORIDA
GRISSOM ANNEXATION
FUTURE LAND USE
(PROPOSED)
January 30, 2026
City of Cocoa
Future Land Use
Industrial
Conservation
Cocoa City Boundary
Subject Parcels
Parcels
County Future
Land Use
RES-4 Residential - 4 du/ac
C-C Community Commercial
NC Neighborhood Commercial
0 200 400 Feet

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LocaliQ

AFFIDAVIT OF PUBLICATION

Jennifer Webster, Planning & Zoning Dept.
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 03/17/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/17/2026

D. Roberts
Legal Clerk

Notary, State of WI, County of Brown

9-3-26
My commission expires

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KONGMENG YANG
Notary Public
State of Wisconsin

CITY OF COCOA
NOTICE OF PUBLIC HEARING
REZONING AND FLUM CHANGE OF REAL PROPERTY

NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AND THE COCOA CITY COUNCIL PROPOSE TO CONSIDER THE ADOPTION OF THE FOLLOWING ORDINANCES:

ORDINANCE 2-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR THIRTY-SIX (36) PARCELS OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY 45.26 ACRES, GENERALLY LOCATED EAST OF GRISSOM PARKWAY, SOUTH OF CANAVERAL GROVES BLVD, AND NORTH OF OXBOW CIRCLE, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "RESIDENTIAL 4" TO CITY OF COCOA "INDUSTRIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION IN THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

AND

ORDINANCE 3-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING MAP FOR THIRTY-SIX (36) PARCEL OF REAL PROPERTY, TOTALLING 45.26 ACRES, MORE OR LESS, AND GENERALLY LOCATED EAST OF GRISSOM PARKWAY, SOUTH OF CANAVERAL GROVES BLVD, AND NORTH OF OXBOW CIRCLE, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE ZONING MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "GENERAL USE" TO CITY OF COCOA "M-2 (MANUFACTURING AND LIGHT INDUSTRIAL)"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.



Location Map

The complete legal description by metes and bounds and the ordinance can be obtained from the Office of the City Clerk by contacting Monica Arsenault, City Clerk, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

Planning and Zoning Board
PUBLIC HEARING WILL BE HELD ON

April 1, 2026

City Council First Reading
PUBLIC HEARING WILL BE HELD ON

April 14, 2026

ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FLORIDA 32922

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in anyof these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at https://www.cocoafl.gov/291/20338/City-Meetings

Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8400.

Interested persons may submit their written comments or questions prior to the meeting through Email at cityclerk@cocoafl.gov or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

- City of Cocoa meeting calendar at https://www.cocoafl.gov/291/20338/City-Meetings

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

CITY COUNCIL AGENDA ITEM

Memo Date:	April 1, 2026
Agenda Date:	April 14, 2026
File ID:	2026-183
Prepared By:	Carol Zepeda
Through:	Stockton Whitten, City Manager
Requested Action:	Consideration of a Large-Scale Site Plan and Preliminary Plat, pursuant to Appendix A, Zoning, Article XIII, Sec. 1(D) of the Cocoa City Code, for the development of seven (7) lot residential subdivision on 1 of 3 parcels of real property, totaling 7.55± acres. The property is located along the northeast corner of North Indian River Drive and Dixon Boulevard. Tax Parcel ID numbers: 24-36-21-BM-*-3 and 24-36-21-BM-*-3.02. and 24-36-21-BM-*-4.03

BACKGROUND:

The subject property is generally located along the northeast corner of North Indian River Drive and Dixon Boulevard in Cocoa, Florida. The property is further described by the Property Appraiser under Tax Parcel ID Numbers: 24-36-21-BM-*-3, 24-36-21-BM-*-3.02, and 24-36-21-BM-*-4.03.

The seven (7) lot residential subdivision shall be located on Parcel 24-36-21-BM-*-3, which is approximately 4.96 acres in size and located closest to Indian River Drive. Parcel 24-36-21-BM-*-3.02, which is approximately 2.44 acres, shall be subject to a conservation easement in favor of St. John's River Water Management District as a conservation tract, in addition to a portion of the eastern lot for a total of 3.62 acres in conservation. Finally, Parcel 24-36-21-BM-*-4.03, which is approximately 0.61 acres in size, is included in the proposed preliminary plat as a future development tract, but there is no development proposed on this parcel at this time.

This site features two (2) zoning categories: the two largest parcels are designated as RU-1-7 (Single-Family Residential) and cover about 7.40 acres, while the remaining 0.61 acre parcel in the south of the site is zoned is RU-2-15 (Multiple Family Dwelling).

In terms of Future Land Use, the larger eastern parcel is designated within the Very Low Density Residential category, while the remaining parcels are designated as Low Density Residential.

The applicant has submitted both a Site Plan Application and a Preliminary Plat Application.

PROJECT INFORMATION:

The Applicant formally submitted the Cocoa Village Bay Estates Large Scale Site Plan Application in April 2023 and a Preliminary Plat Application in June 2023. The Applicant intends to subdivide parcel 24-36-21-BM-*-3 into seven (7) residential lots and 2 Tracts (Tract D and Tract E), while the remaining parcel 24-36-21-BM-*-3.02 is to be a conservation tract and parcel 24-36-21-BM-*-4.03 (Tract F) is reserved for "Future Development."

The seven (7) residential lots range from 0.35 acres to 0.38 acres. These lots are accessed via North Indian River Drive and by 20ft private shared access easements.

Future Land Use Designation	Very Low Density Residential (VLDR) & Low Density Residential (LDR)
Zoning District	Single-Family Residential (RU 1-7) & Multiple Family Dwelling (RU 2-15)
Existing Land Use	Vacant
Council District	District 2 – Councilmember Lavander Hearn
Legal Ad Date	January 21, 2026

Overview of Surrounding Area			
	Future Land Use	**Zoning**	**Land Use**
North	LDR	RU 1-7	Residential
South	VLDR	RE & Zoning Not Assigned	Residential
East	N/A	N/A	Indian River
West	LDR	RU 1-7	Vacant

Large-Scale Site Plan and Preliminary Plat Analysis

"*Consistent with Appendix A, Article XIII, Section 1(D), "All site plans shall be required to meet all current applicable code requirements."*

Consistency with Code of the City of Cocoa

The Development Review Committee, consisting of the Building Official, the Code Enforcement Manager, the Environmental Control Coordinators, the Fire Department Chief and/or Inspector, the Planning & Zoning Manager and/or staff, the Public Works Director, and the Utilities Director, have reviewed the site plan and preliminary plat and determined that it generally meets the minimum requirements of all applicable City Code requirements, and in addition, the site plan meets the requirements of a Large Scale Site Plan review.

Site Plan and Preliminary Plat Data

The Site Plan proposes seven (7) residential lots on the eastern parcel, supported by the necessary infrastructure. The eastern parcel has a Future Land Use designation of Very Low Density Residential, which has a maximum density of 4 du/acre. The project density of 1.4 du/acre is well below the maximum permitted. The remaining eastern lands are designated for Conservation/Preservation, while the southwestern parcel is reserved for "Future Development." It should be noted that the Future Development Tract has a Future Land Use designation of Low Density Residential and will have a maximum density of 7 du/acre, irrespective of its zoning as RU-2-15, which would typically allow a maximum of 15 du/acre, absent a future land use amendment approval.

The proposed lots exceed minimum bulk regulations of the RU-1-7 zoning district and will be approximately 100 feet wide and 150 feet deep. The lots are of sufficient size that minimum yard requirements will be met. In addition, the proposed project will have a total impervious surface area of 16.7%, well below the maximum ratio of 0.4.

The plan also identifies seven (7) designated tracts (Tracts A–G), each serving a specific function, including river islands, stormwater treatment, wetland conservation and preservation and future development. The Tract Data Table below summarizes the area allocation and intended use for each tract.

Tract Data Table

Site Tract Designation Areas		
Tract	**Use**	**Area**
A	River Island	0.25
B	River Island	0.019
C	River Island	0.009
D	Private Storm Pond /HOA Maintained	0.31
E	Private Storm Pond /HOA Maintained	0.22
F	Future Development Property	0.61
G	Conservation/Preservation	3.62

Environmental Considerations

Environmental permitting with the SJRWMD has been processed and approved on January 7, 2026. No suitable habitat for listed wildlife species pursuant to policy

12.1.6.12 is present on the project site. A comprehensive (100 percent) gopher tortoise survey will be conducted within 90 days prior to the anticipated commencement of construction, notwithstanding the absence of suitable onsite habitats. Standard Protection Measures for the eastern indigo snake will be implemented; however, the likelihood of occurrence is considered low due to the developed nature of the surrounding area.

Wetland Impacts

An Environment Report was provided with the Site Plan application. Policy 12.1.6.15 requires the protection and conservation of wetlands by avoiding or minimizing development impacts and providing appropriate mitigation where impacts are unavoidable. In compliance with this policy, the proposed project was designed to minimize wetland and surface water impacts to the greatest extent that is practical. Due to the location, extent, and low-quality condition of the onsite wetlands, complete avoidance of impacts is not feasible. The project proposes 2.59± acres of direct wetland impacts and 1.60± acres of secondary impacts to facilitate residential development. Development is clustered along Indian River Drive, preserving the majority of wetlands and uplands in the western portion of the site. The wetlands proposed for impact are low quality, isolated, less than 5 acres in size, and exhibit degraded hydrology, invasive vegetation, and limited ecological function, operating at approximately 43–53 percent of a high-quality wetland based on the Uniform Mitigation Assessment Method (UMAM) scoring approved by the SJRWMD.

Mitigation for wetland impacts will be provided through a combination of onsite wetland preservation and enhancement, offsite mitigation, and the purchase of wetland mitigation bank credits within Brevard County, consistent with the City's mitigation hierarchy. Remaining onsite wetlands will be preserved and enhanced through invasive species removal. Environmental permitting with the SJRWMD has been processed and approved. The site does not contain suitable habitats for listed species, including gopher tortoise or wood stork, and consultation with the United States Fish and Wildlife Service (USFWS) determined the project is not likely to adversely affect the eastern indigo snake, subject to compliance with Standard Protection Measures. No impacts are proposed to the Indian River shoreline or floodplains, and applicable state and federal environmental requirements will be met.

Geotechnical Conditions and Groundwater Considerations

A Geotechnical Engineering Report prepared by ECS Florida, LLC evaluated subsurface conditions at the project site, including soil characteristics and groundwater behavior. The investigation identified shallow groundwater conditions, with groundwater encountered at depths ranging from approximately 0.6 to 1.0 foot below existing ground surface at the time of exploration. Based on soil characteristics, site topography, and regional conditions, the report estimates the seasonal high groundwater table to be near or at the existing ground surface, with the potential to rise above grade during periods of heavy or prolonged rainfall.

The subsurface soils consist primarily of fine sands with varying clay and silt content. These conditions are typical of coastal Brevard County and were determined to be suitable for conventional shallow foundation systems, provided appropriate site preparation and construction techniques are implemented. The Geotechnical Report recommends raising site grades to maintain a minimum two-foot separation between finished floor slab elevations and the seasonal high groundwater level, as well as implementing temporary groundwater control during construction activities where necessary.

The project's civil and drainage design directly addresses these geotechnical constraints through a coordinated approach. Site grading and stormwater infrastructure are designed to improve both surface and subsurface drainage, reducing the potential for groundwater seepage in developed areas. The stormwater system includes underdrain components that intercept shallow subsurface flows and direct them toward approved discharge points, lowering localized groundwater levels adjacent to developed areas. This engineering approach has been successfully implemented by the City of Cocoa in other nearby subdivisions with similar subsurface conditions.

In addition, the Geotechnical Report recommends construction practices including controlled fill placement, monitoring of settlement where fill exceeds four feet, use of suitable structural fill materials, and installation of drainage layers and vapor barriers beneath slab-on-grade foundations. These measures are incorporated into the project design and construction standards to ensure long-term structural performance and protection against groundwater-related impacts.

Landscaping

The Landscape plans submitted with this Site Plan application indicate removal of 207 trees to allow for construction of the proposed improvements with on-site mitigation/tree replanting of canopy and palm trees in accordance with Article XIII of the Zoning Ordinance. The total mitigation inches required for the site are 678 inches, the Landscape plans propose 171 inches, and the remaining balance of 507 inches will be converted to the arbor mitigation contribution for a total contributed amount of $50,700.

Concurrency Management/Adequate Public Facilities

Traffic

Both the City's Comprehensive Plan and Space Coast Transportation Planning Organization (TPO) identifies the minimum level of service (LOS) for Dixon Boulevard and Indian River Drive (CR 515) as E. Dixon Boulevard is maintained by both the City and the County, while Indian River Drive is maintained by the City.

Due to the limited number of proposed residential lots, the project is anticipated to have

a de minimis impact on Dixon Boulevard and Indian River Drive (CR 515). The additional trips generated by the development will not materially affect the adopted Level of Service standards for these facilities, which are currently operating at the accepted minimum LOS.

As such, the applicant was not required to submit a Traffic Impact Analysis (TIA) or Traffic Impact Study (TIS) in accordance with applicable City and regional transportation review thresholds.

Recreation

As listed in Policy 10.1.1.3 in the City's Comprehensive Plan the adopted level of service (LOS) for recreation needs is 1.25 acres per 1,000 residents. The Shimberg Center for Housing Studies data shows the average household size is 2.43 people per unit. Applying this ratio to the proposed seven (7) lot subdivision, the estimated population increase of seventeen (17) people.

Based on the projected population increase, the recreational demand generated by this development is only 0.02 acres and does not meet the threshold for additional recreation acreage.

Wastewater, Potable Water & Reclaim Water

The site will connect to City of Cocoa utility services. As shown on the utility plan, the site is located at the northwest corner of Dixon Boulevard and North Indian River Drive. The proposed water system will serve the seven (7) lot subdivision and include one new fire hydrant near Lot 4. An 8-inch PVC water main will be installed in the public right-of-way, connecting to existing 6-inch mains and extending approximately 960 feet north. Water system modeling was completed using City standards and NFPA fire flow requirements.

All sanitary sewer, potable water and reclaimed water mains, along with their appurtenances, must be installed in accordance with the Technical Provisions for the Construction of Water Distribution Systems provided by the City of Cocoa Utilities Department. The utility design has been reviewed and approved by the City's Utilities Department. Department. The utility design has been reviewed and approved by the City's Utilities Department.

Wastewater and potable water demand for future development, along with available capacity at City facilities, will be evaluated through future site plans requesting vertical development.

Residential	**Average Daily Flow ADF (gpm)**	**Maximum Daily Flow MDF (gpm)**	**Peak Hour Flow PHF (gpm)**

Unit 1	1.32	2.64	5.28
Unit 2	1.32	2.64	5.28
Unit 3	1.32	2.64	5.28
Unit 4	1.32	2.64	5.28
Unit 5	1.32	2.64	5.28
Unit 6	1.32	2.64	5.28
Unit 7	1.32	2.64	5.28
Totals:	**9.24**	**18.48**	**36.96**

Stormwater Management

The project, as designed, does meet the LOS requirements of the Comprehensive Plan per Public Works' review of the proposed plans and stormwater report. The proposed development has an established history of environmental permitting with the St. Johns River Water Management District (SJRWMD), including issuance of Environmental Resource Permit (ERP No. 130146-2) in April 2018. As part of the current development proposal, the project's stormwater management system was re-evaluated and redesigned to comply with updated SJRWMD criteria applicable to discharges to a Class II Outstanding Florida Waterbody, the Indian River Lagoon.

Following coordination with SJRWMD, the stormwater system was redesigned on June 3, 2025, to provide 50 percent additional treatment for nutrient reduction and permanent pool volume, exceeding standard water quality treatment requirements. The final design incorporates a combination of on-line dry retention and wet detention stormwater management facilities that treat runoff prior to discharge, consistent with both pre-development drainage patterns and regulatory requirements.

Stormwater Management Facility SMF-1 is designed as an on-line dry retention system utilizing bio-activated media along side slopes and an underdrain system to enhance nutrient removal and facilitate recovery following storm events. Stormwater Management Facility SMF-2 is a wet detention system incorporating bio-activated media and a littoral vegetation zone, providing enhanced nutrient uptake and additional water quality benefits. Collectively, these systems are sized to meet the required treatment volume plus the additional 50 percent nutrient reduction criteria.

This integrated stormwater design optimizes best management practices for nutrient removal and water quality protection, ensuring that post-development discharge rates and pollutant loads do not exceed pre-development conditions and reducing potential impacts to the Indian River Lagoon. Environmental permitting for the stormwater system has been processed and approved by SJRWMD.
The Level of Service (LOS) for Stormwater Management is as follows:

Design Storm Event"	25-year frequency/24-hour duration event
On-site Stormwater Management:	Retention of the first one inch of rainfall for areas of more than one acre.

Stormwater Quantity:	Post development Stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than levels that existed prior to development.
Stormwater Quality:	No significant degradation of water quality in receiving water bodies.

Solid Waste

The proposed residential subdivision development will comply with the Level of Service (LOS) requirements specified in the City's Comprehensive Plan.

Solid Waste	1.2 tons per capita per year

Consistency with Comprehensive Plan Policies and Objectives

IX – COASTAL MANAGEMENT ELEMENT

GOAL 9.1: *The natural resources of the City's coastal planning area shall be preserved, protected or enhanced, as physically, fiscally, and practically feasible in light of impacts from sea level rise, to provide the highest possible water quality, habitat for fish and wildlife and use for public recreation while safeguarding human life, property and public expenditures.*

Objective 9.1.1: *Coastal Planning Area: The Coastal Planning Area (CPA) shall be defined as the hazard area as delineated in Figure CM-1 which includes:*
(1) The Coastal High Hazard Area (CHHA);
(2) Areas of the City vulnerable to a Category 3 storm surge as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model;
(3) Areas of the City vulnerable to sea level rise by 2070 based on the 2013 USACE High sea-level-rise curve;
(4) Other areas of the City identified by the City Council as being subject to, or in the immediate vicinity of areas subject to, coastal erosion, flooding or sea level rise.

> ***Policy 9.1.1.1:*** *If 20% or more of a parcel is located within the CPA, then the entire*
> *parcel shall be considered within the CPA.*

The subject property is located within the City’s Coastal Planning Area (CPA) and a Category 1 Storm Surge Coastal High Hazard Area; therefore, development must demonstrate consistency with Goal 9.1 of the Comprehensive Plan by addressing environmental protection and potential coastal vulnerabilities. The environmental assessment prepared by Modica & Associates indicates that the site contains a mix of

upland and wetland communities, including forested wetlands and scrub wetlands; however, the wetlands are characterized as low quality due to invasive vegetation, altered hydrology, and isolation from other natural systems. The report also found no documented presence of federally or state-listed species on the site and determined that the project is not expected to adversely affect nearby bald eagle nests, wood stork foraging habitat, or eastern indigo snakes, provided standard protection measures are implemented during construction.

The proposed development will result in approximately 2.59 acres of direct wetland impacts and 1.60 acres of secondary impacts; however, these impacts are proposed to be mitigated through a combination of onsite preservation, offsite mitigation, and the purchase of mitigation bank credits with a contribution of $50,700. The project will preserve approximately 2.92 acres of onsite wetlands and additional upland areas while implementing erosion and sediment control measures to protect adjacent water resources. The site also holds an existing federal permit authorizing wetland impacts, and with SJRWMD. These mitigation measures and regulatory approvals are intended to offset environmental impacts and maintain consistency with applicable conservation policies while allowing the proposed residential development to proceed.

Objective 9.1.6: *Public Access to the Lagoon. The City shall continue to promote public access to the Lagoon consistent with the public need and to promote scenic views, while protecting natural resources and mitigating risk from natural hazards.*

> ***Policy 9.1.6.8:*** *The City shall encourage, through the development review and approval process, the voluntary dedication of access to public waterways including designated scenic areas, conservation easements and other green space or natural areas with infrastructure strictly limited to that necessary for safe public access.*

The proposed preliminary plat and site plan shows Tracts A-C along the Indian River as open space tracts in compliance with Objective 9.1.6 and Policy 9.1.6.8. Scenic views of the lagoon shall be preserved.

Objective 9.2.1: *Coastal High Hazard Area (CHHA). The City shall continue to direct population concentrations away from the CHHA through implementation of the future land use map, land development code and through the development review and approval process.*

> ***Policy 9.2.1.1:*** *The Coastal High Hazard Area is delineated as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.*
>
> ***Policy 9.2.1.2:*** *The City shall continue to evaluate non-conforming land uses within the CHHA.*

> ***Policy 9.2.1.3:*** *In order to continue to direct population away from the CHHA, any increase of density for properties within the CHHA shall generally be discouraged from the time of this plan's adoption.*

The proposed development does not include a future land use amendment to increase density. Rather, the project proposes a density far less than the maximum 4 du/acre density allowed under the Very Low Density Residential future land use of 1.4 du/acre, with a large 3.62-acre portion of the site to be under a conservation easement dedicated to SJRWMD.

Objective 9.2.2: *Development, redevelopment, rebuilds, retrofits and additions in the City shall be planned and managed through strategies and design principles that are consistent with sound planning practices that protect life and property from the effects of flooding, storm surge and related impacts of sea level rise and that protect the long-term financial viability of the City.*

> ***Policy 9.2.2.1****: All new development and redevelopment shall be consistent with, or more stringent than, the flood resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.*

Per the Ecological Site Assessment prepared by Modica, the Cocoa Village Bay Estates project has obtained environmental authorization through the St. Johns River Water Management District (SJRWMD) Environmental Resource Permit (ERP) process for the construction and operation of a stormwater management system serving the site, with discharge to the Indian River (Class II, IW). The ERP review process requires the applicant to demonstrate that the proposed stormwater system meets state standards for water quantity, water quality treatment, and flood attenuation, to ensure that post-development conditions will not adversely affect adjacent properties or downstream water bodies. The permit further requires that the stormwater management facilities be constructed in accordance with the approved engineering plans and performance standards, including the implementation of erosion and sediment control best management practices during construction to prevent offsite sediment transport and protect surface waters. These requirements ensure that runoff generated from the developed site is properly treated and controlled prior to discharge, reducing potential impacts to the Indian River Lagoon and minimizing localized flooding risks.

A large area of the Cocoa Village Bay Estates site is located within the 100-year floodplain and is therefore subject to the City of Cocoa's Floodplain Management Ordinance. Pursuant to Section 6-303 of the City Code, the City administers its floodplain management regulations in conjunction with the Florida Building Code, which requires any development within a flood hazard area obtain a permit from the City's Floodplain Administrator. Additionally, Section 6-105 further requires that buildings and structures within flood hazard areas shall have the lowest floors elevated to or above the base flood elevation (BFE) plus one foot or to the design flood elevation, whichever

is higher. The provided engineered plans demonstrate compliance with these requirements by incorporating elevated finished floor elevations and site grading designed to direct stormwater away from structures and critical infrastructure, thereby ensuring that the development incorporates flood-resistant construction practices consistent with the City's regulatory standards.

In addition, the ERP includes provisions for the protection and long-term preservation of wetlands and conservation areas through the establishment of conservation easements and compensatory mitigation. Wetland impacts associated with the project will be offset through a combination of onsite and offsite mitigation measures, including the purchase of 0.32 forested marine mitigation credits, ensuring that the functional loss of wetlands is appropriately compensated for. The permit further requires the long-term operation and maintenance of the stormwater management system to ensure continued performance of flood control and water quality functions. Compliance with these permit conditions, together with adherence to the Florida Building Code and applicable floodplain management regulations in 44 C.F.R. Part 60, demonstrates that the project has been designed and will be constructed in a manner consistent with Objective 9.2.2 and Policy 9.2.2.1 by incorporating sound planning and engineering practices intended to protect life and property from flooding, storm surge, and related coastal hazards while supporting the long-term environmental and financial resilience of the City.

> ***Policy 9.2.2.2:*** *The City shall require site development techniques that encourage more efficient and climate resilient development practices that include, but are not limited to:*
>
> - *Low impact development techniques on private and public property that provide for site design, engineering and stormwater management to reduce stormwater runoff, encourage greater onsite storage, reuse or absorption and mitigate flood impacts such as pervious pavement, native vegetation, rain gardens or barrels, etc.*
> - *Prioritization of living shoreline installation and maintenance.*
> - *Allowance of specialized fortification techniques as recommended by the Florida Green Building Council.*
>
> *Additionally, the City shall continue to further explore standards that increase the City's coastal resiliency, such as requiring development to build at least three feet above the area's Base Flood Elevation or reducing the development's total amount of required parking while increasing the facility's potential for water absorption and retention.*
>
> ***Policy 9.2.2.3:*** *The City shall utilize, but not be limited to, the following tools, site development techniques and strategies for use within the coastal planning area and areas within the 100-year floodplain to implement and integrate in order to mitigate flooding and effects of sea level rise and storm surge in order to protect property, to the greatest physical and financial extent possible:*
>
> 1. *Green street techniques to divert, capture or absorb water in a way to reduce flood impacts on private property, including, but not limited to street*

trees, landscaped areas and vegetative curb extensions, bioswales, vernacular streetscapes, and roadway re-design.

2. *Hybrid stormwater masterplan to integrate a combination of green and gray infrastructure, including but not limited to bioretention, increasing pipe capacity, stormwater parks, rain gardens/bioswales, pumps, and water flow diversion strategies.*

3. *Underground utilities in vulnerable and feasible areas;*

4. *Establish new parking standards and parking lot site plan design with greater water capture techniques;*

5. *Increase of set-back lines for properties in the CPA*

6. *Natural dune restoration*

7. *Permeable pavement*

8. *Dry and Wet flood proofing of structures*

9. *Green/Open space*

The proposed project incorporates a hybrid stormwater management approach consistent with Policies 9.2.2.2 and 9.2.2.3, as authorized under the SJRWMD Permit. Per the permit the design integrates green and gray infrastructure techniques, including onsite stormwater retention/detention facilities, performance-based erosion and sediment control best management practices, and long-term operation and maintenance requirements to protect water quality and reduce flood impacts Wetland preservation areas will be placed under conservation easement with enhancement through invasive species removal, providing additional open space and water storage capacity. Collectively, these measures promote onsite storage, water quality treatment, floodplain protection, and long-term coastal resiliency consistent with the City's climate-resilient development objectives.

XII. CONSERVATION ELEMENT

Policy 12.1.6.4: *In order to reduce the adverse consequences of floodplain development and simultaneously encourage the conservation of natural habitat, the City's Flood Damage Prevention ordinance shall be amended to discourage*

construction in the floodplain, unless the proposed construction is expressly authorized by this Comprehensive Plan. Development plans shall preserve the natural functions of floodplains when practical. Compensatory storage for fill placed within the floodplain shall be allowed only when the applicant demonstrated the absence of adverse consequences of compensatory storage and demonstrates compliance with other applicable
provisions of this Comprehensive Plan.

Policy 12.1.6.4 discourages construction within floodplains unless expressly authorized by the Comprehensive Plan and requires preservation of natural functions of floodplains when practical. As explained by Modica & Associates on their June 3, 2025 comment response letter, due to the location and extent of the onsite wetlands, there is no feasible way to develop the property without some wetland impacts. The wetlands occupy a substantial portion of the site and are interspersed throughout the property, while the largest contiguous upland areas are located along the western property boundary. In the response letter Modica further explained that relocating development entirely to these uplands outside the floodplain would require additional roadway access and site disturbance across the wetland system, ultimately resulting in greater wetland impacts than the proposed layout. Instead, the proposed site plan clusters development along Indian River Drive, an area containing lower-quality wetlands that have been influenced by surrounding development and roadway runoff, while preserving the larger wetland and upland areas in the western portion of the site. As stated in the response letter, this design approach minimizes fragmentation of the remaining wetland system and limits disturbance to areas that have already been altered, while protecting the remaining wetlands through conservation easements and compensatory mitigation required through the state and federal permitting process. Any floodplain design considerations, including finished floor elevations and potential compensatory storage requirements, will be addressed through the project's engineering review and Environmental Resource Permit (ERP) process to ensure that post-development conditions do not adversely affect floodplain functions or adjacent properties, consistent with the intent of Policy 12.1.6.4.

See the attached memorandum from Geosyntec regarding compensatory storage.

Policy 12.1.6.15.A: *The City shall avoid, or when unavoidable, minimize development impacts on wetlands; direct incompatible land uses away from wetlands; require wetland buffers; allow wetland losses only where all reasonable measures have been applied to avoid such losses; and allow for effective mitigation.*

The proposed site plan clusters development along Indian River Drive while preserving most of the onsite wetlands and adjacent uplands in the western portion of the property. Due to the extent and configuration of wetlands across the site, some impacts are unavoidable; however, the layout was specifically designed with limited impacts to areas with lower ecological quality while maintaining the larger and more connected wetland areas. The project proposes approximately 2.59± acres of direct wetland impacts and

1.60± acres of secondary impacts, while approximately 2.92 acres of onsite wetlands and 0.70 acres of uplands will be preserved and enhanced through invasive species removal and protected through conservation measures. Where impacts cannot be avoided, mitigation will be provided through a combination of onsite preservation and enhancement, offsite mitigation, and the purchase of mitigation bank credits to offset remaining functional loss. This approach demonstrates that reasonable measures have been taken to avoid and minimize wetland impacts while providing effective mitigation consistent with the intent of Policy 12.1.6.15.A.

Policy 12.1.6.10**: The City shall promote the use of native vegetation as specified in its ordinance for all development.**

The landscape plans for the Cocoa Village Bay Estates project incorporates native and Florida-friendly plant species such as Live Oaks, Sabal Palms and Creeping Spikerush, consistent with these requirements. In addition, preserved onsite wetland and conservation areas will remain in a natural condition and will be enhanced through the removal of invasive species, allowing native vegetation to re-establish and improve overall habitat quality.

***Objective 12.1.9:** Floodplain Management. The City shall protect the flood storage and conveyance functions of the 100-year floodplain.*

The proposed Cocoa Village Bay Estates development has been reviewed for consistency with the City of Cocoa Comprehensive Plan, specifically the Conservation Element Floodplain Management Objective 12.1.9 and associated policies. The intent of these policies is to protect the flood storage and conveyance functions of the 100-year floodplain while allowing development only when adverse impacts are avoided or adequately mitigated. Objective 12.1.9 seeks to protect the flood storage and conveyance functions of the 100-year floodplain. Staff finds that the proposed development meets this objective through a site design that limits disturbance to upland areas, preserves extensive floodplain and wetland areas in conservation tracts, and incorporates engineered stormwater systems designed to reduce post-development runoff volumes to the Indian River when compared to existing conditions.

***Policy 12.1.9.1**: In order to reduce the adverse consequences of floodplain development and simultaneously encourage the conservation of natural habitat, the City's Flood Damage Prevention ordinance shall be updated as needed to maintain compliance with the National Flood Insurance Program and to discourage construction in the floodplain, unless the proposed construction is expressly authorized by this Comprehensive Plan. Developmental plans shall preserve the natural functions of floodplains when practical. The provision of compensatory storage for fill placed within the floodplain shall be allowed only when the applicant demonstrates the absence of adverse consequences of compensatory storage and demonstrates compliance with other applicable provisions of this Comprehensive Plan.*

Policy 12.1.9.1 discourages construction within the floodplain unless expressly

authorized and requires preservation of floodplain functions where practical. Where fill is proposed, compensatory storage is allowed only upon demonstration that no adverse impacts will occur. The applicant has submitted a detailed Floodplain Impact Analysis and supporting hydrologic and hydraulic modeling prepared by the project engineer. The analysis demonstrates that the post-development condition results in no net increase in flood elevations and no adverse impacts to off-site properties. The modeling further shows that post-development discharge volumes to the Indian River for the 100-year storm event are less than pre-development conditions, resulting in a net reduction in floodplain discharge.
Based on this analysis, staff finds that the functional intent of compensatory storage is met through volume reduction and attenuation, rather than through additional excavation within preserved floodplain areas. This approach maintains floodplain storage capacity while avoiding unnecessary disturbance to preserved wetlands and conservation lands.

Policy 12.1.9.2: *Developers shall be encouraged to incorporate those portions of sites that are within the 100-year floodplain as open space preservation*.

The majority of the subject property is within Flood Zone AE – Coastal Floodplain with a base flood elevation (BFE) of 3-ft (NAVD88). As such, development in the floodplain cannot be entirely avoided due to site condition. However, the proposed project incorporates 3.6 acres of conservation area and open space in the portion of the property with the highest-quality wetlands in order to preserve environmental and ecological functions. In addition, the preliminary plat includes Tracts A, B, and C as open space, directly adjacent to the Indian River and on the east side of Indian River Drive, totaling approximately 0.28 acres. Tracts A, B, and C are entirely within the 100-year floodplain, and their preservation further ensures their floodplain functions are maintained, as well as public views of the Indian River from Indian River Drive.

Further, the stormwater management strategies employed are consistent with the intent of Policy 12.1.9.2 by preserving portions of the floodplain and enhancing overall floodplain function. In the drainage report prepared by MEI Partners, hydraulic modeling of the 100-year storm event for the project site shows that post-development runoff volumes are less than or equal to pre-development conditions, consistent with City and SJRWMD criteria. The report states that post-development discharge is reduced from approximately 3.5 af (pre) to 2.5 af (post), which is a reduction of almost 30%. When accounting for the full contributing watershed, total discharge to the Indian River during the 100-year event decreases from approximately 11.3 af to 10.1 af. Additionally, the proposed stormwater ponds, along with preserved 3.6 acres of conservation area, attenuate peak flows and reduce runoff volumes which lower flood elevations and discharge rates to the Indian River.

Policy 12.1.9.3: *The City shall promote wetlands preservation and non-structural floodplain management by encouraging the use of isolated wetlands as detention areas, where such use is consistent with good engineering practice and does not significantly degrade the ecological value of wetlands. Pre-treatment of stormwater run off by*

diversion of the "first flush" shall be required prior to discharge to wetland detention areas.

The proposed stormwater management system uses a combination of engineered stormwater ponds, swales, and treatment features to provide water-quality treatment and peak-flow attenuation before discharge. Stormwater runoff is routed through treatment systems that meet City of Cocoa and St. Johns River Water Management District (SJRWMD) criteria, including water quality and attenuation requirements. Pretreatment of stormwater runoff is provided prior to discharge into receiving waters, consistent with good engineering practice and the intent of Policy 12.1.9.3. Staff finds that the proposed stormwater system balances floodplain protection, water quality treatment, and environmental preservation.

Policy 12.1.9.4: *The City shall encourage public and private agencies, including but not limited to the Florida Department of Environmental Protection, the Florida Game and Freshwater Fish Commission, the St. Johns River Water Management District, The Nature Conservancy, The Trust for Public Lands and Brevard County, in acquiring wetlands and floodplains.*

The project has undergone extensive review by multiple regulatory entities, including the St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers. The development is consistent with previously approved permits and ongoing agency coordination. In addition, the City of Cocoa retained Geosyntec Consultants, an independent floodplain and stormwater engineering firm, to conduct a third-party review of the applicant's Floodplain Impact Analysis and stormwater modeling. Geosyntec reviewed the hydrologic assumptions, modeling methodology, and floodplain impact conclusions and concurred with the applicant's analysis that the project will not result in adverse floodplain impacts or increased flood risk to surrounding properties.

Staff Stormwater and Floodplain Review Summary

City staff reviewed the proposed development for compliance with the City's floodplain management regulations, stormwater standards, and Comprehensive Plan policies. The review included evaluation of floodplain mapping, stormwater design calculations, drainage patterns, and third-party engineering review. Based on the submitted Floodplain Impact Analysis, stormwater management plans, and the independent review and concurrence provided by Geosyntec Consultants, staff finds that the proposed development:

- Preserves the flood storage and conveyance functions of the 100-year floodplain
- Results in no net increase in flood elevations or adverse off-site flooding impacts
- Reduces post-development discharge volumes to the Indian River for the 100-year storm event
- Permanently preserves floodplain and wetland areas through conservation

easements
- Consistent with Objective 12.1.9 and Policies 12.1.9.1 through 12.1.9.4 of the City of Cocoa Comprehensive Plan.

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
None.

RECOMMENDED MOTION:
Staff recommends that the City Council approve the Large-Scale Site Plan and the Preliminary Plat for Cocoa Village Bay Estates. The proposed Site Plan and Preliminary Plat review has determined that the application generally meets the minimum requirements of all applicable City Code requirements and is Consistent with Appendix A, Article XIII, Section 1(D).

PROJECT DESCRIPTION

ZONING:	RU-1-7 (SINGLE FAMILY RESIDENTIAL)
FUTURE LAND USE	VLDR (VERY LOW DENSITY RESIDENTIAL) AND LDR (LOW DENSITY RESIDENTIAL)
EXIST. USE:	0030-VACANT RESIDENTIAL LAND (MULTI-FAMILY PLATTED)
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPERTY AREA:	7.55±AC (PER IRS SURVEY)
PROJECT AREA:	3.33±AC
NO. OF PHASES:	2

UTILITY DEPARTMENT PROJECT NO.: CB2024066

GENERAL PROJECT DESCRIPTION
7 LOT SINGLE FAMILY SUBDIVISION WITH ASSOCIATED STORMWATER MANAGEMENT FACILITIES, LANDSCAPING AND UTILITY IMPROVEMENTS AND CONNECTIONS.

LEGAL DESCRIPTION
SEE SURVEY BY INDIAN RIVER SURVEY, INC. (JOB NO. 21-561)

UTILITY PROVIDERS / CONTACTS

SEWER -
CITY OF COCOA
65 STONE STREET
COCOA, FLORIDA 32922
PHONE: 321-433-8400

ELECTRIC -
FLORIDA POWER & LIGHT
2626 W 1ST STREET
SANFORD, FLORIDA 32771
PHONE: 386-322-3420

WATER -
CITY OF COCOA
65 STONE STREET
COCOA, FLORIDA 32922
PHONE: 321-433-8400

SOLID WASTE -
WASTE MANAGEMENT, INCORPORATED
3303 LAKE DRIVE
COCOA, FLORIDA 32926
PHONE: 321-636-6894

STORM DRAINAGE -
STORMWATER DIVISION
155 N WILSON AVENUE
COCOA, FLORIDA 32922
PHONE: 321-433-8800

CONSTRUCTION PLANS
FOR
COCOA VILLAGE BAY ESTATES

CITY OF COCOA, FLORIDA
SECTION 20 & 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST
(PARCEL ID: 24-36-21-BM-*-3, 24-36-21-BM-*-3.02)

ARCHITECT
MELD STUDIO ARCHITECTURE, LLC
1542 GUAVA AVENUE
MELBOURNE, FLORIDA 32935
PHONE: (321) 428-3869
ATTN: JEFF ANDERSON
EMAIL: jeff@meldarch.com

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1035 S. SEMORAN BLVD., SUITE 1029
WINTER PARK, FLORIDA 32792
PHONE: (321) 203-2852
FAX: (321) 203-2948
ATTN: KEVIN S. HEBERT, PE
EMAIL: kevinh@mei-partners.com

GEOTECHNICAL ENGINEER
ECS FLORIDA, LLC
2330 SOUTH NOVA, SUITE A
SOUTH DAYTONA, FLORIDA 32119
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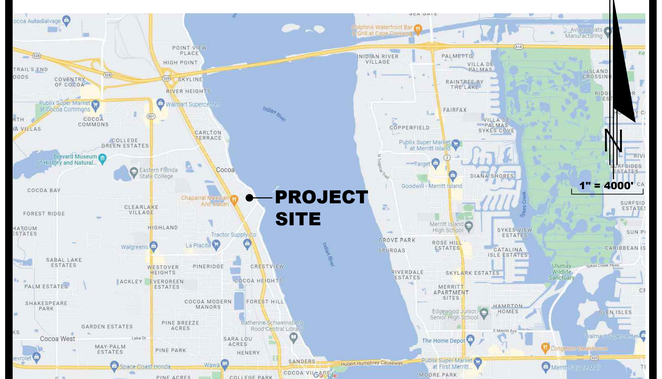
EMAIL: mkemnitz@ecslimited.com

SURVEYOR
INDIAN RIVER SURVEY, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-7880
FAX: (772) 778-3617
ATTN: STEPHEN P. CARTECHINE
EMAIL: stevec@indianriversurvey.com

LANDSCAPE ARCHITECT
POLLACK LANDSCAPE ARCHITECTS, INC.
SATELLITE BEACH, FLORIDA 32937
PHONE: (321) 361-8172
ATTN: RYAN POLLACK, PLA, ASLA
EMAIL: ryan@rpollackla.com

LOCATION MAP



PREPARED FOR
COCOA VILLAGE BAY ESTATES, LLC
175 SW 7TH STREET
SUITE 2201
MIAMI, FLORIDA 33130

PREPARED BY
MEI PARTNERS
1035 S. Semoran Blvd., Suite 1029
Winter Park, FL 32792 CA 33154
P: 321.203.2852 | F: 321.203.2948
www.mei-partners.com

MEI PROJECT NO.: 149001

REV. 6 DATE: 1/16/2026

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SITE GEOMETRY PLAN	C200
SITE GEOMETRY PLAN	C201
WETLAND IMPACT PLAN	C202
PAVING, GRADING, AND DRAINAGE PLAN	C300
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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY - RICHARD A. CAMPANALE, PE ON THE DATE ADJACENT TO THE SEAL.

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RICHARD A. CAMPANALE, PE 54745

Digitally signed by Richard A Campanale
Date: 2026.01.16 15:32:15 -05'00'

SHEET C000

COCOA VILLAGE BAY ESTATES
REV. 6 DATE: 1/16/2026
MEI PN: 149001

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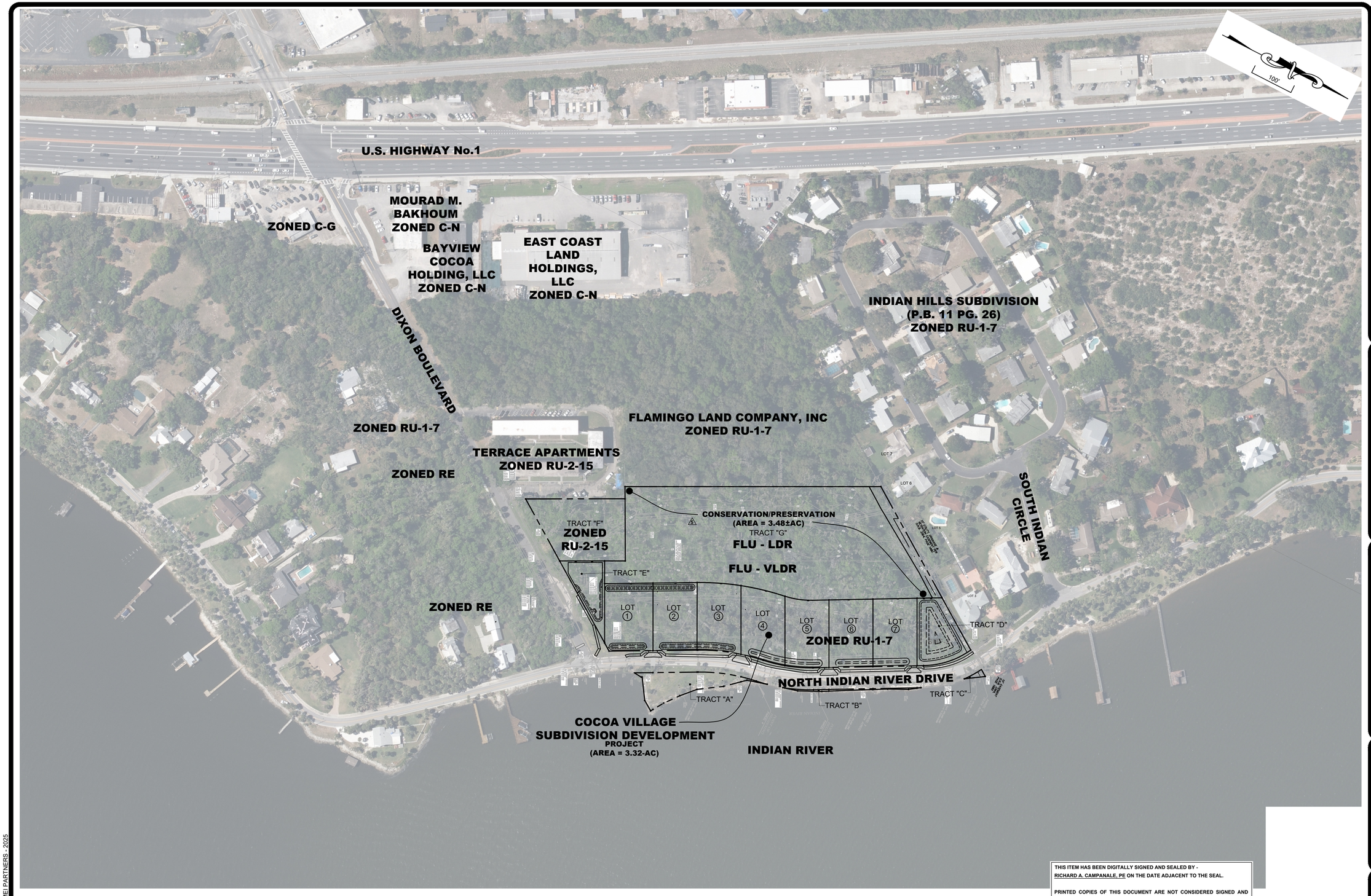

NO	DATE:	DESCRIPTION OF REVISION	REV BY
6	1/16/2026	RESPONSE TO CITY OF COCOA COMMENTS	RAC
5	12/22/2025	RESPONSE TO SJRWMD COMMENTS	RAC
4	10/24/2025	RESPONSE TO SJRWMD AND CITY OF COCOA COMMENTS	RAC
3	7/29/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
2	2/27/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
1	4/8/2024	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	QY

JOB NO.	149001
SCALE:	AS NOTED
START:	4/28/2023
DESIGN:	KSH
DRAWN:	KSH
CHECKED:	KSH
APPROVED:	KSH

149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES

DIXON BOULEVARD

COCOA FLORIDA

OVERALL SITE PLAN

MEI PARTNERS
1035 S. Semoran Blvd., Suite 1029
Winter Park, FL 32792 CA 33154
P: 321.203.2852 | F: 321.203.2948
www.mei-partners.com

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RICHARD A. CAMPANALE, PE 54745

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EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS IN ADDITION TO ALL REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT.

2. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR MAINTAINING THE EROSION AND SEDIMENTATION CONTROL MEASURES NECESSARY TO PREVENT SEDIMENTATION FROM DISCHARGING TO ADJACENT PROPERTIES, WETLANDS, ETC.. ANY STOP WORK ORDERS, FINES, ETC. THAT ARE IMPOSED ON THE PROJECT DUE TO THE DISCHARGING OF SILT AND/OR SEDIMENTATION TO ADJACENT PROPERTIES, WETLANDS, ETC. SHALL BE FULLY BORNE BY THE CONTRACTOR. EROSION AND SILTATION CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE MEASURES SHOWN HEREON ARE THE MINIMUM REQUIRED AND ADDITIONAL MEASURES MAY BE REQUIRED. AT NO TIME SHALL THE MEASURES BE IN SUCH DISREPAIR THAT THEY ALLOW THE DISCHARGE OF SEDIMENTATION OR SILT FROM THE PROJECT ONTO ADJACENT PROPERTIES, WETLANDS, ETC.. THESE MEASURES ARE TO BE INSPECTED BY THE CONTRACTOR ON A DAILY BASIS. THE MEASURES ARE TO BE MAINTAINED AND/OR REPAIRED ON AN IMMEDIATE BASIS AS REQUIRED.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT COMPLYING WITH APPLICABLE STATE WATER QUALITY STANDARDS DURING CONSTRUCTION AS SPECIFIED IN THE PERMITS. ALL WATER AND WIND EROSION SHALL BE MINIMIZED AS DEFINED IN THE SPECIFICATIONS AND PERMITS. THE SPECIFICATIONS PROVIDE ONLY A MINIMUM REQUIREMENT FOR EROSION AND SEDIMENTATION CONTROL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT CONTROL MEASURES NOT SHOWN IN SPECIFICATIONS. ALL COSTS ASSOCIATED WITH TURBIDITY CONTROL AND SEDIMENT STABILIZATION SHALL BE BORNE BY THE CONTRACTOR.

4. THE LIMITS OF CONSTRUCTION HAVE BEEN PROVIDED TO THE CONTRACTOR ON THE CONSTRUCTION PLANS. UNLESS OTHERWISE DIRECTED BY THE OWNER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES TO BE WITHIN THESE LIMITS. AT NO TIME SHALL THE CONTRACTOR DISTURB OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER(S). ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS ON SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE BORNE BY THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.

5. THE OWNER AND/OR CONTRACTOR SHALL PROVIDE A NOTICE-OF-INTENT IN ACCORDANCE WITH CRITERIA SET FORTH IN THE NPDES PERMIT REQUIREMENTS 48-HOURS PRIOR TO BEGINNING CONSTRUCTION, CLEARING, OR DEMOLITION.

6. CONTRACTOR SHALL PROVIDE EFFECTIVE TEMPORARY AND PERMANENT EROSION CONTROL FOLLOWING THE REQUIREMENTS IN SECTION-104 OF THE STATE DEPT. OF TRANSPORTATION STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

7. AT THE END OF EACH DAY, THE CONTRACTOR SHALL HAVE THE SITE GRADED IN SUCH A WAY AS TO NOT CAUSE ANY ADVERSE IMPACT FROM RUNOFF OR SILTATION TO ANY ADJACENT PROPERTIES. SILTATION BARRIERS SHALL BE MAINTAINED AND REPAIRED, IF REQUIRED, AT THE END OF THE WORKING DAY.

8. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENTATION RESULTING FROM SURFACE RUNOFF UNTIL COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CAUSE SEDIMENT RUNOFF. FILTER FABRIC SHALL BE PLACED AND MAINTAINED UNDER THE GRATE, AND FILTER SOCKS PLACED IN FRONT OF THE THROAT OF CURB INLETS DURING CONSTRUCTION.

9. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO CONTROL TURBIDITY INCLUDING, BUT NOT LIMITED TO, THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REMOVING THE BARRIERS UPON COMPLETION OF CONSTRUCTION. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTERS 62 - 302 AND 62 - 4, FLORIDA ADMINISTRATIVE CODE.

10. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.

11. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT THE TIME OF ACCEPTANCE.

12. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER EROSION AND SEDIMENT CONTROL DEVICE IS REMOVED AND NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXIST. GRADE, PREPARED, AND SEEDED.

13. THE CONTRACTOR MUST INSTALL AND MAINTAIN GRASS, SEED AND MULCH, OR SOD ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETED FINAL GRADES, AND AT ANY OTHER TIME AS NECESSARY TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES TO ANY DOWNSTREAM WATER BODY, WETLAND, OR OFF-SITE PROPERTY. SODDING ON SLOPES 3:1 AND STEEPER SHALL BE STAKED.

14. THE CONTRACTOR SHALL SEED AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION UNLESS SODDING, OR OTHER MORE READILY EFFECTIVE STABILIZATION PRACTICES ARE SPECIFIED ON THE PLANS.

15. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.

16. AFTER PERMANENT STABILIZATION OF ALL AREAS (BY SOD, PLANTING, PAVEMENT OR RIP-RAP) AND WITH APPROVAL BY OWNERS REPRESENTATIVE, CONTRACTOR WILL REMOVE ALL EROSION CONTROL MEASURES.

17. CONTRACTOR SHALL DIRECT ALL STORMWATER RUNOFF FROM WITHIN THE LIMITS OF CONSTRUCTION TOWARDS THE STORMWATER MANAGEMENT AREA.

18. FOR ADDITIONAL INFORMATION ON EROSION AND SEDIMENT CONTROL, REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.

19. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

20. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ALL DAMAGE AND ALL COSTS WHICH MAY RESULT FROM A WATER QUALITY VIOLATION INCLUDING BUT NOT LIMITED TO LEGAL FEES, CONSULTANT FEES, CONSTRUCTION COSTS, AND FINES.

21. ALL DISTURBED AREAS SHALL BE STABILIZED IN AN EFFORT TO MINIMIZE EROSION.

22. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ACCORDING TO EPA/FDEP NPDES CRITERIA TO MINIMIZE EROSION AND INSURE PROPER FUNCTIONING OF STORMWATER MANAGEMENT SYSTEM UPON COMPLETION OF CONSTRUCTION. IN ADDITION TO MEETING EPA/FDEP NPDES CRITERIA, THE SWPPP SHALL BE SUBMITTED TO AND COMPLY WITH THE LOCAL AGENCY HAVING JURISDICTION'S MINIMUM EROSION CONTROL CRITERIA.

23. THE CONTRACTOR SHALL PERFORM INSPECTIONS ON THE EFFECTIVENESS OF THE EROSION/SEDIMENT CONTROL EFFORTS DAILY AND WITHIN 24 HOURS AFTER EACH 0.50-IN OR GREATER RAINFALL EVENT AND IMPLEMENT/PERFORM NECESSARY REMEDIES IMMEDIATELY.

24. SEDIMENTATION CONTROLS/BMPs SHALL PREVENT STORMWATER RUNOFF WITH TURBIDITY GREATER THAN 29-NTUs FROM LEAVING THE CONSTRUCTION SITE.

25. CONTRACTOR SHALL CONTROL DUST RESULTING FROM CLEARING AND GRUBBING OPERATIONS TO PREVENT NUISANCE TO ADJACENT PROPERTY OWNERS AND THE GENERAL PUBLIC. CONTRACTOR SHALL USE DUST CONTROL METHODS AND MATERIALS APPROVED BY THE CITY OF COCOA.

DEMOLITION NOTES

1. CONTRACTOR SHALL OBTAIN AND SECURE ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES FOR PROPER REMOVAL AND DEMOLITION OF EXISTING IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO SEPTIC TANKS, DRAIN FIELDS, POTABLE WELLS, AND IRRIGATION WELLS. THIS EFFORT SHALL ALSO INCLUDE THE DISCONNECTION OF EXISTING UTILITIES WHETHER TEMPORARY OR PERMANENT. CONTRACTOR SHALL FURNISH A COPY OF ALL NECESSARY PERMITS AND APPROVALS TO THE OWNER PRIOR TO COMMENCING THE WORK.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CLEARLY DESIGNATE THE LIMITS OF CONSTRUCTION ON-SITE. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE THE LIMITS OF CONSTRUCTION.

3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, OR LOCAL AUTHORITIES, FURNISHING GAS, WATER, ELECTRICAL, TELEPHONE, SEWER SERVICE, ETC. TO ALLOW THEM TO REMOVE, RELOCATE, DISCONNECT, CAP OR PLUG THEIR SERVICES TO FACILITATE DEMOLITION.

4. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS, ABOVE OR BELOW GROUND, SHOWN ON THESE PLANS AND ALL OTHER UTILITIES AND OTHER IMPROVEMENTS NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROMPT REPAIR OF ALL UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER, AND SHALL MAINTAIN SUFFICIENT PROTECTION TO ALL UTILITIES REQUIRED TO PROTECT THEM FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION. CONTRACTOR SHALL HOLD AND SAVE THE OWNER HARMLESS AGAINST ALL CLAIMS AND DAMAGES. MEI PARTNERS IS NOT RESPONSIBLE FOR ANY UNFORESEEN CONDITIONS AND / OR UNDERGROUND UTILITIES SHOWN, OR NOT SHOWN, HEREON.

5. IN AREAS REQUIRING FILL MATERIAL, THE CONTRACTOR SHALL STRIP OR OTHERWISE REMOVE ALL VEGETATION SUCH AS BRUSH, HEAVY SODS, HEAVY GROWTH OF GRASS, DECAYED VEGETATION MATTER, RUBBISH AND ANY OTHER DELETERIOUS MATERIAL BEFORE EMBANKMENT IS PLACED. IMMEDIATELY PRIOR TO THE PLACING OF FILL MATERIAL, THE ENTIRE AREA UPON WHICH FILL IS TO BE PLACED, SHALL BE SCARIFIED IN A DIRECTION APPROXIMATELY PARALLEL TO THE AXIS OF FILL. THE GEOTECHNICAL ENGINEER SHALL APPROVE THE AREA PRIOR TO THE PLACEMENT OF FILL.

6. THE CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES THAT ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. REFER TO THIS SHEET FOR TREES TO BE SAVED.

7. ALL PRACTICAL AND NECESSARY EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT UNNECESSARY TREE REMOVAL.

8. TREE PROTECTION BARRICADES OR EQUIVALENT PROTECTIVE MEASURES WILL BE CONSTRUCTED ACCORDING TO THE LOCAL JURISDICTION'S CRITERIA FOR TREES TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION. NO CONSTRUCTION ACTIVITY, EXCAVATION, OR FILL MAY TAKE PLACE WITHIN STAKED AREAS. ANY ROOT PRUNING ACTIVITIES SHALL BE SUPERVISED BY A LANDSCAPE ARCHITECT.

9. ANY PROPOSED CUT OR FILL MATERIAL TO BE REMOVED OR PLACED WITHIN THE DRIP LINE OF SPECIMEN TREES TO REMAIN, INCLUDING TRENCHING FOR PROPOSED IMPROVEMENTS SUCH AS UTILITIES, WILL REQUIRE THE ADVANCED PRE-TREATMENT OF EACH IMPACTED TREE BY A QUALIFIED ARBORIST OR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO MINIMIZE THE POTENTIALLY ADVERSE IMPACTS OF CONSTRUCTION.

10. THE CONTRACTOR SHALL BE SUBJECT TO ANY FINES IMPOSED BY THE OWNERS AND / OR THE GOVERNING AGENCIES FOR THE REMOVAL OF ANY TREE THAT IS SHOWN WITHIN THESE CONSTRUCTION DOCUMENTS TO BE SAVED.

HAZARDOUS MATERIALS

1. HAZARDOUS MATERIAL MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.

2. CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL HAZARDOUS MATERIALS (AS DEFINED HEREIN) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.

3. CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

4. CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING ANY HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS AS OUTLINED HEREIN.

5. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS AS DESCRIBED HEREIN.

6. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THIS PARAGRAPH, CONTRACTOR SHALL IMMEDIATELY INFORM THE OWNER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY(S) AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS, PROPERTY OR THE ENVIRONMENT.

7. IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO THE OWNER IN WRITING.

8. IF CONTRACTOR OR ITS SUBCONTRACTORS DO NOT COMPLY WITH THE REQUIREMENTS AS OUTLINED HEREIN, OWNER MAY, BUT IS NOT OBLIGATED TO, GIVE WRITTEN NOTICE OF VIOLATION TO CONTRACTOR. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS FAIL TO COMPLY WITH THE REQUIREMENTS OF THE PARAGRAPH WITHIN TWENTY-FOUR (24) HOURS FROM THE TIME OWNER ISSUES SUCH WRITTEN NOTICE OF NONCOMPLIANCE OR WITHIN THE TIME OF AN ABATEMENT PERIOD SPECIFIED BY ANY GOVERNMENTAL AGENCY, WHICHEVER PERIOD IS SHORTER, CONTRACTOR SHALL BE IN MATERIAL DEFAULT OF THIS CONTRACT.

9. ALL AREAS USED FOR FUEL STORAGE SHALL HAVE THE PROPERTY OWNER'S PRIOR APPROVAL AND APPROPRIATE MEASURES SHALL BE TAKEN TO INSURE PROTECTION OF GROUNDWATER AND SOIL RESOURCES.

SAFETY NOTES

1. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.

2. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.

3. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, "ROADWAY AND TRAFFIC DESIGN STANDARDS" SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT.

4. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

6. ALL SIGNS AND MARKINGS TO COMPLY WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE APPLICABLE JURISDICTIONAL LAND DEVELOPMENT CODE.

CLEARING AND SITE PREPARATION NOTES

1. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, SODDED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL.

2. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

3. THE CONTRACTOR IS TO REMOVE ALL PAVING MARKED FOR DEMOLITION WHICH INCLUDES BUT IS NOT LIMITED TO ALL ASPHALT, CONCRETE, BASE, AND RETAINING WALLS (INCLUDING FOOTERS).

4. THE CONTRACTOR SHALL SAW-CUT A SMOOTH STRAIGHT EDGE ON ANY PAVEMENT PROPOSED FOR DEMOLITION PRIOR TO ITS REMOVAL. PRIOR TO CONNECTING PROPOSED PAVEMENT TO EXISTING PAVEMENT, THE CONTRACTOR SHALL ENSURE THAT THE EDGE OF THE EXISTING PAVEMENT IS STRAIGHT AND UNIFORM.

5. THE CONTRACTOR SHALL REMOVE ALL UNSALVAGEABLE MATERIALS, ORGANIC MATERIAL, AND YARD WASTE FROM THE SITE IMMEDIATELY, AND DISPOSE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

UTILITY COORDINATION NOTE

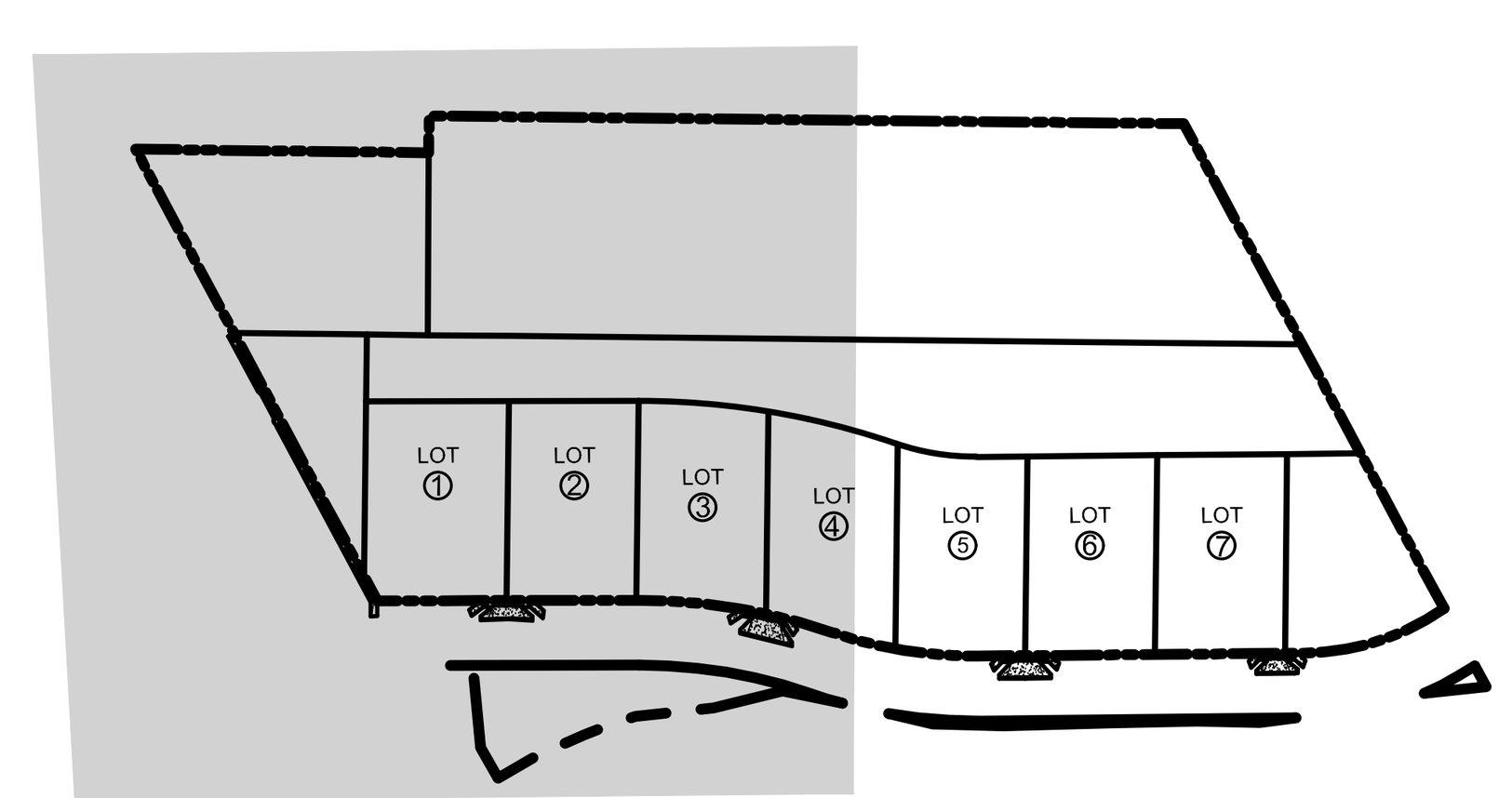
1. EXIST. UTILITY INFORMATION SHOWN ACCORDING TO BOUNDARY AND TOPOGRAPHIC SURVEY BY INDIAN RIVER SURVEY, INC. (JOB # 21-561, DATED 6/23/2025).

2. CONTRACTOR SHALL VERIFY EXIST. UTILITY SIZES AND LOCATIONS PRIOR TO BIDDING AND CONSTRUCTION.

3. CONTRACTOR SHALL USE EXTREME CAUTION WHILE PERFORMING CONSTRUCTION AROUND OVERHEAD POWER LINES AND EXIST. UNDERGROUND UTILITIES. CONTRACTOR SHALL MAINTAIN MIN. COVER REQUIREMENTS OVER EXIST. UNDERGROUND UTILITIES.

4. LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHT-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS.

5. ALL AREAS DISTURBED IN THE RIGHT OF WAY SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER.



KEY MAP

NTS

GENERAL DEMOLITION NOTE

GENERAL LIMITS OF DEMOLITION SHALL INC. ALL PAVEMENT, TREES, AND OTHER EXIST. IMPROVEMENTS UNLESS SHOWN OR NOTED TO BE SAVED. DEMOLISHED MATERIAL SHALL BE REMOVED OFF-SITE AND DISPOSED OF PROPERLY ACCORDING TO GOVERNING CRITERIA. SHOULD A CONFLICT OR QUESTIONS ARISE, CONTRACTOR SHALL CONTACT PROJECT ENGINEER PRIOR TO COMMENCEMENT OF WORK.

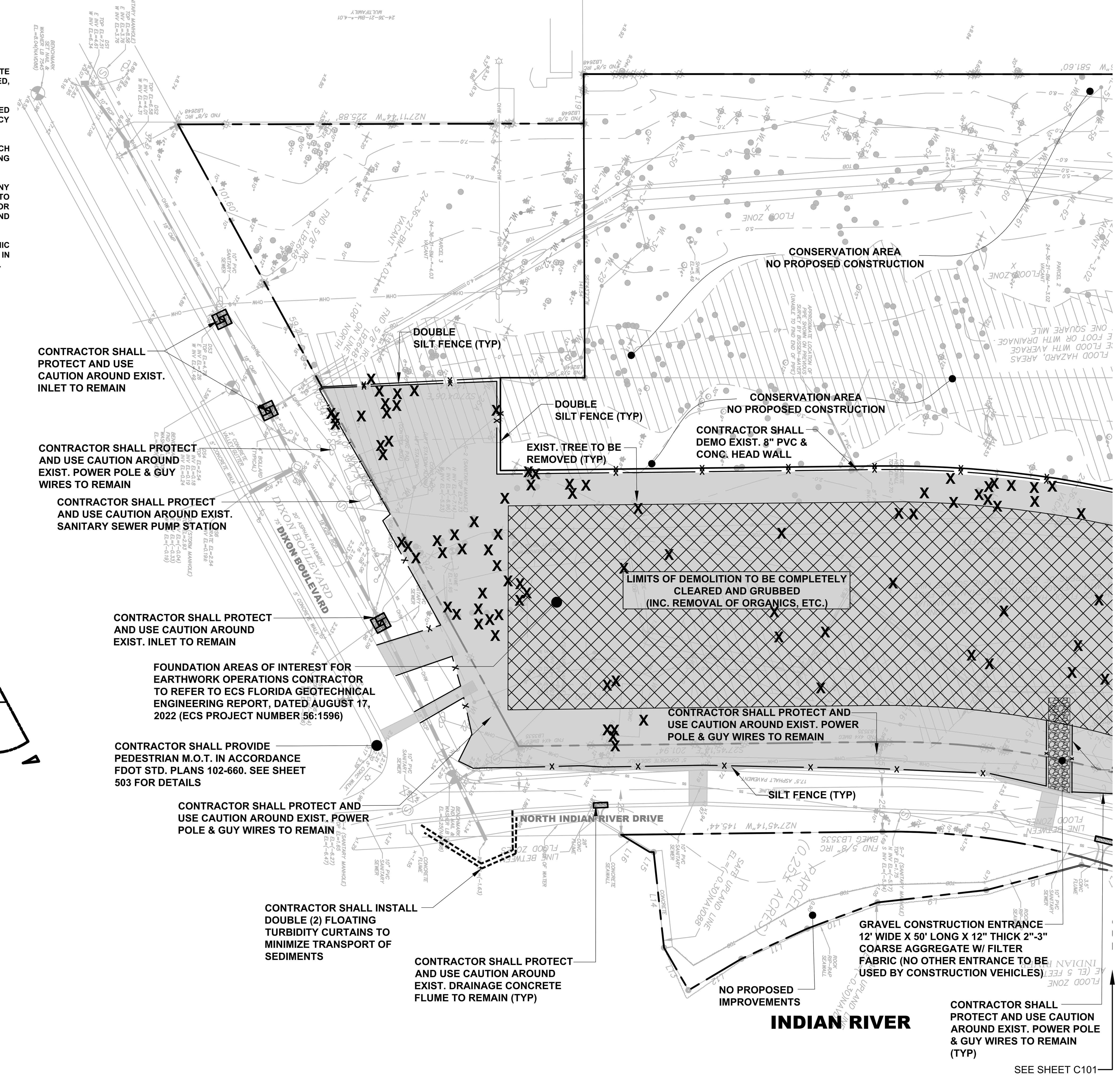
CONTRACTOR TO REFER TO LANDSCAPING PLAN FOR TREE REMOVAL CONDITIONS, SHEET L-2, PREPARED BY POLLACK LANDSCAPE ARCHITECTS, INC, DATED 1/9/2025.

NOTE

CONTRACTOR SHALL RESTORE ANY ADJOINING PROPERTY THAT MAY BE DAMAGED DUE TO HIS ACTIVITY TO ORIGINAL CONDITIONS. A PRECONSTRUCTION VIDEO TAPING OF PRE / POST CONSTRUCTION CONDITIONS IS ADVISED.

DEMOLITION LEGEND

Symbol	Description
— — —	PROPERTY BOUNDARY
(sediment filter symbol)	SEDIMENT FILTER AROUND EACH INLET STRUCTURE
(grey fill)	GENERAL LIMITS OF DEMOLITION
(crosshatch)	CLEAR AND GRUBBING (REFER TO SECTION 5.0 SITE CONSTRUCTION RECOMMENDATIONS - ECS FLORIDA, LLC, PROJ. NO. 56:1596, DATED 8/17/2022
X	TREE TO BE REMOVED



SEE SHEET C101

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RICHARD A. CAMPANALE, PE 54745

JOB NO. 149001	
SCALE:	AS NOTED
START:	4/28/2023
DESIGN:	KSH
DRAWN:	KSH
CHECKED:	KSH
APPROVED:	KSH

NO	DATE	DESCRIPTION OF REVISION	REV BY
6	1/16/2026	RESPONSE TO CITY OF COCOA COMMENTS	
5	12/22/2025	RESPONSE TO SJRWMD COMMENTS	RAC
4	10/24/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
3	7/29/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
2	2/27/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
1	4/8/2024	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	QY

149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES

DIXON BOULEVARD

COCOA FLORIDA

PRINTED: 1/16/2026 11:01 AM

DEMOLITION AND EROSION CONTROL PLAN

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SHEET
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UTILITY COORDINATION NOTE

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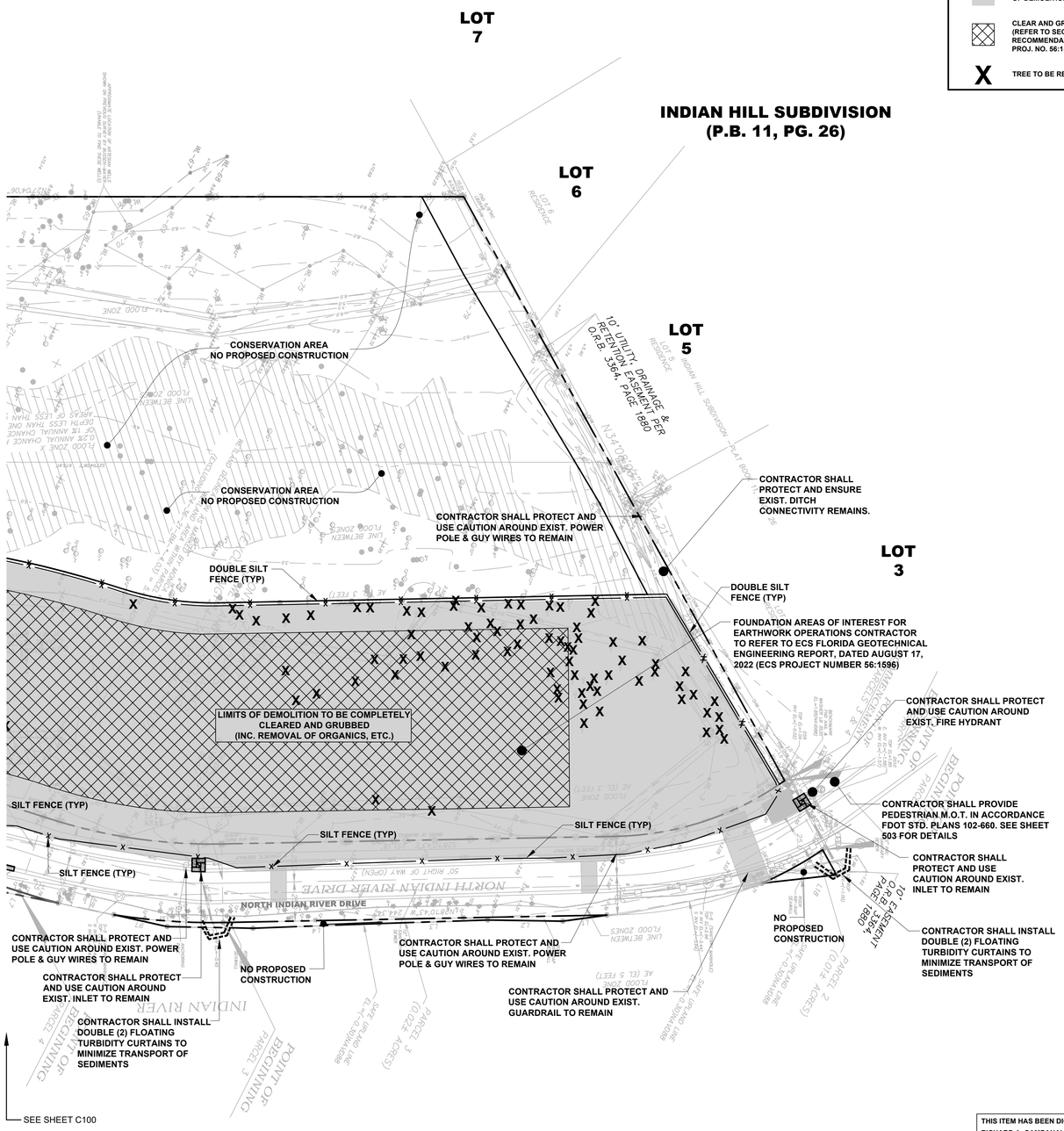

DEMOLITION LEGEND

- PROPERTY BOUNDARY
- SEDIMENT FILTER AROUND EACH INLET STRUCTURE
- GENERAL LIMITS OF DEMOLITION
- CLEAR AND GRUBBING (REFER TO SECTION 5.0 SITE CONSTRUCTION RECOMMENDATIONS - ECS FLORIDA, LLC, PROJ. NO. 56:1596, DATED 8/17/2022
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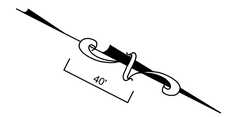

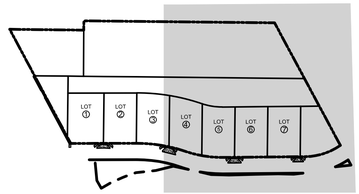

KEY MAP

NTS

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6	1/15/2026	RESPONSE TO CITY OF COCOA COMMENTS	RAC
5	12/22/2025	RESPONSE TO SJRWMD COMMENTS	RAC
4	10/24/2025	RESPONSE TO SJRWMD COMMENTS	RAC
3	7/29/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
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1	4/8/2024	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	QY

JOB NO. 149001
SCALE: AS NOTED
START: 4/28/2023
DESIGN: KSH
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149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES
DIXON BOULEVARD
COCOA FLORIDA

DEMOLITION AND EROSION CONTROL PLAN

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P: 321.203.2852 | F: 321.203.2948
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RICHARD A. CAMPANALE, PE 54745

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GENERAL NOTES

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN ON PLANS.

2. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY INDIAN RIVER SURVEY, INC. FOR ALL HORIZONTAL LINE DIMENSIONS.

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION AND SUPPLY THEM WITH THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED CONSTRUCTION SCHEDULE, ALL REQUIRED SHOP DRAWINGS AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE

4. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE HIS ACTIVITIES, AS NECESSARY, TO INTERFACE SMOOTHLY WITH WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES.

5. THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICT BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.

6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT.

7. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISION.

8. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.

9. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN HAND BEFORE BEGINNING ANY CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. ANY PENALTIES, STOP WORK ORDERS OR ADDITIONAL WORK RESULTING FROM THE CONTRACTOR BEING IN VIOLATION OF THE REQUIREMENTS ABOVE SHALL BE FULLY BORNE BY THE CONTRACTOR.

10. THE CONTRACTOR SHALL NOTIFY SUNSHINE LOCATORS FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING CONSTRUCTION AT 1-800-432-4770, MONDAY THROUGH FRIDAY 7:00 AM TO 4:30 PM. CHAPTER 553 - 851 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. THE DRAWINGS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS (IF ANY) AND DO NOT SHOW SERVICE LINES.

11. PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC SILT PEAT AREAS, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DISPOSED OF OFF-SITE, ALL OF WHICH WILL AFFECT HIS PRICING. ANY DELAY, INCONVENIENCE, OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL, AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFF-SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.

12. THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN ALL WORK IS LAID OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING ANY CONSTRUCTION ACTIVITIES FROM TAKING PLACE OUTSIDE OF THE LIMITS OF CONSTRUCTION SHOWN ON THE PLANS. ANY ON-SITE OR OFF-SITE AREAS DISTURBED SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. ALL ON-SITE AREAS DISTURBED BY THE CONSTRUCTION SHALL BE STABILIZED WITH SOD (BAHIA), UNLESS OTHERWISE NOTED. ALL OFF-SITE AREAS DISTURBED BY CONSTRUCTION SHALL BE REPLACED IN KIND. AT A MINIMUM, ALL PERVIOUS OFF-SITE AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH BAHIA.

14. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION PLANS AND ALL PERMITS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ONE SET OF AS-BUILT DRAWINGS TO THE ENGINEER OF RECORD AND ONE SET TO THE OWNER ONE WEEK AFTER COMPLETING CONSTRUCTION .

15. ALL CONTRACTORS, MUNICIPALITY REPRESENTATIVES, AND UTILITY COMPANIES ARE RESPONSIBLE FOR THEIR RESPECTIVE SURVEYING AND LAYOUT FROM BENCHMARK PROVIDED ON CONSTRUCTION PLANS. ANY SURVEY MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED UPON COMPLETION OF THE WORK BY A REGISTERED LAND SURVEYOR. THE COST FOR REPLACEMENT OF THE MONUMENTATION SHALL BE BORNE BY THE COMPANY RESPONSIBLE FOR DISTURBING SAID MONUMENTATION.

16. ALL LABOR, MATERIALS, AND METHODS OF CONSTRUCTION SHALL BE PERFORMED IN A WORKMAN LIKE MANNER AND IN STRICT ACCORDANCE WITH THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY THE MUNICIPALITY, THE PLANS, AND CONSTRUCTION SPECIFICATIONS. WHERE CONFLICTS OR OMISSIONS EXIST, THE MUNICIPALITY'S STANDARDS SHALL DICTATE. SUBSTITUTIONS AND DEVIATION FROM PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE OWNER AND/OR ENGINEER.

17. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIALS. ANY MATERIAL, STRUCTURES, ETC. ORDERED PRIOR TO RECEIVING APPROVAL BY THE ENGINEER OF RECORD IS SUBJECT TO BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL CONTACT THE ENGINEER FOR A LIST OF MINIMUM SHOP DRAWING MATERIALS TO BE SUBMITTED FOR REVIEW.

18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMIT NECESSARY TO COMPLETE THE WORK SHOWN WITHIN THESE PLANS. ALL DEWATERING COSTS ASSOCIATED WITH THE INSTALLATION AND CONSTRUCTION OF THE UNDERGROUND UTILITIES; STORMWATER PIPES AND MANHOLES; SANITARY SEWER MAINS, FORCE MAINS, MANHOLES, LIFT STATIONS AND STORMWATER MANAGEMENT SYSTEMS SHALL BE INCLUDED AS PART OF THE CONSTRUCTION BID COSTS.

19. PLANS AND SPECIFICATIONS REQUIRE THAT FILL REQUIRED FOR THE COMPLETION OF THE PROJECT SHALL BE COMPACTED. THE BACKFILL PLACED ALONG SIDE OF AND OVER ALL UTILITIES SHALL ALSO BE COMPACTED TO 98% OF MAXIMUM OBTAINABLE DRY DENSITY PER AASHTO T-180 UNLESS OTHERWISE SPECIFIED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS PERFORMED BY AN INDEPENDENT TESTING LABORATORY. THE CONTRACTOR SHALL PAY FOR ALL COMPACTION TESTS AND RE-TESTS. THE ENGINEER AND OWNER SHALL BE COPIED ON ALL COMPACTION TESTS TO VERIFY BACKFILL COMPACTION.

20. HANDICAP RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND BE IN ACCORDANCE WITH STATE REGULATIONS FOR HANDICAP ACCESSIBILITY.

21. ALL PROPOSED IMPROVEMENTS WITHIN THE ROAD RIGHT-OF-WAY WILL BE DEDICATED TO THE AGENCY HAVING JURISDICTION FOR PUBLIC USE.

22. CONSTRUCTION OBSERVATION WILL BE PROVIDED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

23 ALL SIDEWALKS SHALL BE HANDICAPPED ACCESSIBLE UNLESS OTHERWISE SHOWN.

SIDEWALK REQUIREMENTS-
- THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
- IF THE LONGITUDINAL SLOPE OF THE SIDEWALK EXCEEDS 1:20 (5%), IT IS CONSIDERED A RAMP AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30-IN CHANGE IN ELEVATION AND IN SUCH CASES HANDRAILS MAY BE REQUIRED.

SIDEWALK CURB RAMP REQUIREMENTS-
- A LANDING MUST BE PROVIDED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
- THE CROSS SLOPE MUST NOT EXCEED 2%.
- THE LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
- THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP/FLUSH CURB.

SITE DATA

NAME OF DEVELOPMENT-
COCOA VILLAGE BAY ESTATES

PARCEL ID. NO.-
24-36-21-BM-*-3
24-36-21-BM-*-3.02

CURRENT ZONING-
RU-1-7

FUTURE LAND USE-
VLDR and LDR

SITE DESCRIPTION-
- VEGETATION: THE SITE IS CURRENTLY VACANT WITH THICKLY WOODED TREES AND VARIOUS TYPES OF UNDERBRUSH VEGETATION.
- JURISDICTIONAL LANDS (WETLANDS): TOTAL AREA = 4.57-AC.
- DRAINAGE: ON SITE RUNOFF WILL BE ROUTED TO THE PROPOSED RETENTION AND DETENTION STORMWATER MANAGEMENT FACILITIES FOR TREATMENT AND ATTENUATION OF THE 25-YR 24-HR STORM IN ACCORDANCE WITH CITY OF COCOA PERMITTING REQUIREMENTS AND CURRENT SJRWMD PERMIT (RIVER SHORES OF COCOA, #1301462 ISSUED APRIL 10, 2018).
- FEMA FLOOD ZONE(S): THE MAJORITY OF SITE LIES WITHIN ZONE "AE" (BFE OF 3-FT) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NO. 12009C0340H DATED REVISED JANUARY 29, 2021.

PROPOSED DEVELOPMENT-
- TOTAL PROPERTY AREA = 7.55-AC
- TOTAL PROJECTDISTURBED AREA = 3.33-AC
- OTHER PROPERTY AREAS -
  CONSERVATION/PRESERVATION AREA = 3.62-AC
  FUTURE DEV. AREA = 0.60-AC
- TYPE OF CONSTRUCTION - - 7 LOT SINGLE FAMILY SUBDIVISION WITH ASSOCIATED STORMWATER MANAGEMENT FACILITIES, LANDSCAPING, AND UTILITY IMPROVEMENTS AND CONNECTIONS.
- ISR PER LOT = REFER TO LOT TABLE, SHEET C100

DATA SUMMARY-
- NUMBER OF ANTICIPATED PHASES = 2 (PHASE 1- SUBDIVISION DEVELOPMENT; PHASE 2 - FUTURE DEVELOPMENT)
- NUMBER OF RESIDENTAIL LOTS = 7
- TOTAL PROPERTY AREA = 7.55-AC
- TOTAL IMPERVIOUS AREA = 1.38-AC (16.7%)
  BLDG. COVERAGE = 0.74-AC (9.8%) (APPROX. 30% IMP. PER LOT AREA)
  VEHICLE USE AREA = 0.59-AC (7.8%) (APPROX. 25% IMP. PER LOT AREA)
  SIDEWALKS = 0.05-AC (0.7%)
- TOTAL OPEN SPACE (LANDSCAPE AREA) = 6.17-AC (81.7%)
- FUTURE DEVELOPMENT = 0.61-AC (65% IMPERVIOUS) = .40-AC

LOT DATA-
- NUMBER OF PROPOSED LOTS = 7
- PROPOSED DENSITY = 0.93 LOTS / ACRE

BUILDING DATA & LOT SETBACKS	REQUIRED	PROPOSED
BUILDING HEIGHT (MAX)	35-FT	30-FT
LOT SIZE (MIN)	7,500-SF	REFER TO LOT AREA TABLE
LOT WIDTH (MIN)	75-FT	100-FT (MIN)
LOT DEPTH (MIN)	100-FT	155-FT
LOT COVERAGE (MIN)	30%	45% (MIN)
LIVING AREA (MIN)	1,200-SF	3,000-FT (MIN)
FRONT SETBACK (MIN)	25-FT	30-FT (MIN)
SIDE INTERIOR (MIN)	8-FT	8-FT
SIDE CORNER SETBACK (MIN)	15-FT	15-FT
REAR SETBACK (MIN)	15-FT	45-FT (MIN)
REAR SETBACK FOR POOL DEACK (MIN)	15-FT	90±FT (MIN)

UTILITY COORDINATION NOTE

1. EXIST. UTILITY INFORMATION SHOWN ACCORDING TO BOUNDARY AND TOPOGRAPHIC SURVEY BY INDIAN RIVER SURVEY, INC. (JOB # 21-561, DATED 6/23/2025).

2. CONTRACTOR SHALL VERIFY EXIST. UTILITY SIZES AND LOCATIONS PRIOR TO BIDDING AND CONSTRUCTION.

3. CONTRACTOR SHALL USE EXTREME CAUTION WHILE PERFORMING CONSTRUCTION AROUND OVERHEAD POWER LINES AND EXIST. UNDERGROUND UTILITIES. CONTRACTOR SHALL MAINTAIN MIN. COVER REQUIREMENTS OVER EXIST. UNDERGROUND UTILITIES.

4. LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHT-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS.

5. ALL AREAS DISTURBED IN THE RIGHT OF WAY SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER.

BENCHMARK VERIFICATION

1. CONTRACTOR SHALL CHECK DESIGN SURVEY FOR BENCHMARK ELEVATION ACCURACY AND ELEVATIONS OF THOSE EXIST. IMPROVEMENTS TO REMAIN AND/OR TO MATCH GRADE WITH PRIOR TO CONSTRUCTION.

2. CONTRACTOR SHALL ACKNOWLEDGE AGREEMENT WITH THESE ELEMENTS OF THE DESIGN SURVEY IN WRITING TO THE OWNER AND ENGINEER OF RECORD PRIOR TO COMMENCING SITEWORK.

NOTE

CONTRACTOR SHALL RESTORE ANY ADJOINING PROPERTY THAT MAY BE DAMAGED DUE TO HIS ACTIVITY TO ORIGINAL CONDITIONS. A PRECONSTRUCTION VIDEO TAPING OF PRE / POST CONSTRUCTION CONDITIONS IS ADVISED.

TRACT AREA TABLE

TRACT ID	AREA (SF)	AREA (AC)	DESCRIPTION
A	10,856.61	0.25	RIVER ISLAND
B	822.83	0.019	RIVER ISLAND
C	372.96	0.009	RIVER ISLAND
D	13,697.88	0.31	PRIVATE STORM POND / HOA MAINTAINED
E	9,545.52	0.22	PRIVATE STORM POND / HOA MAINTAINED
F	26,503.32	0.61	FUTURE DEVELOPMENT PROPERTY
G	157,501.57	3.62	CONSERVATION / PRESERVATION

LOT AREA TABLE

LOT ID	AREA (SF)	AREA (AC)	IMPERV. SURFACE AREA (SF)	ISR PER LOT
1	16,803.2	0.386	7,610	.453
2	15,376.3	0.353	7,588	.493
3	15,419.2	0.354	7,480	.485
4	15,871.6	0.364	7,947	.500
5	15,438.5	0.354	7,494	.485
6	15,361.8	0.353	7,519	.489
7	15,366.0	0.353	7,962	.518

SITE LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- PROPOSED 5-FT SIDE YARD PRIVATE DRAINAGE (PRDE) AND PUBLIC UTILITY EASEMENT LINE (PUE)
- PROPOSED 20-FT PRIVATE DRAINAGE EASEMENT LINE (PRDE)
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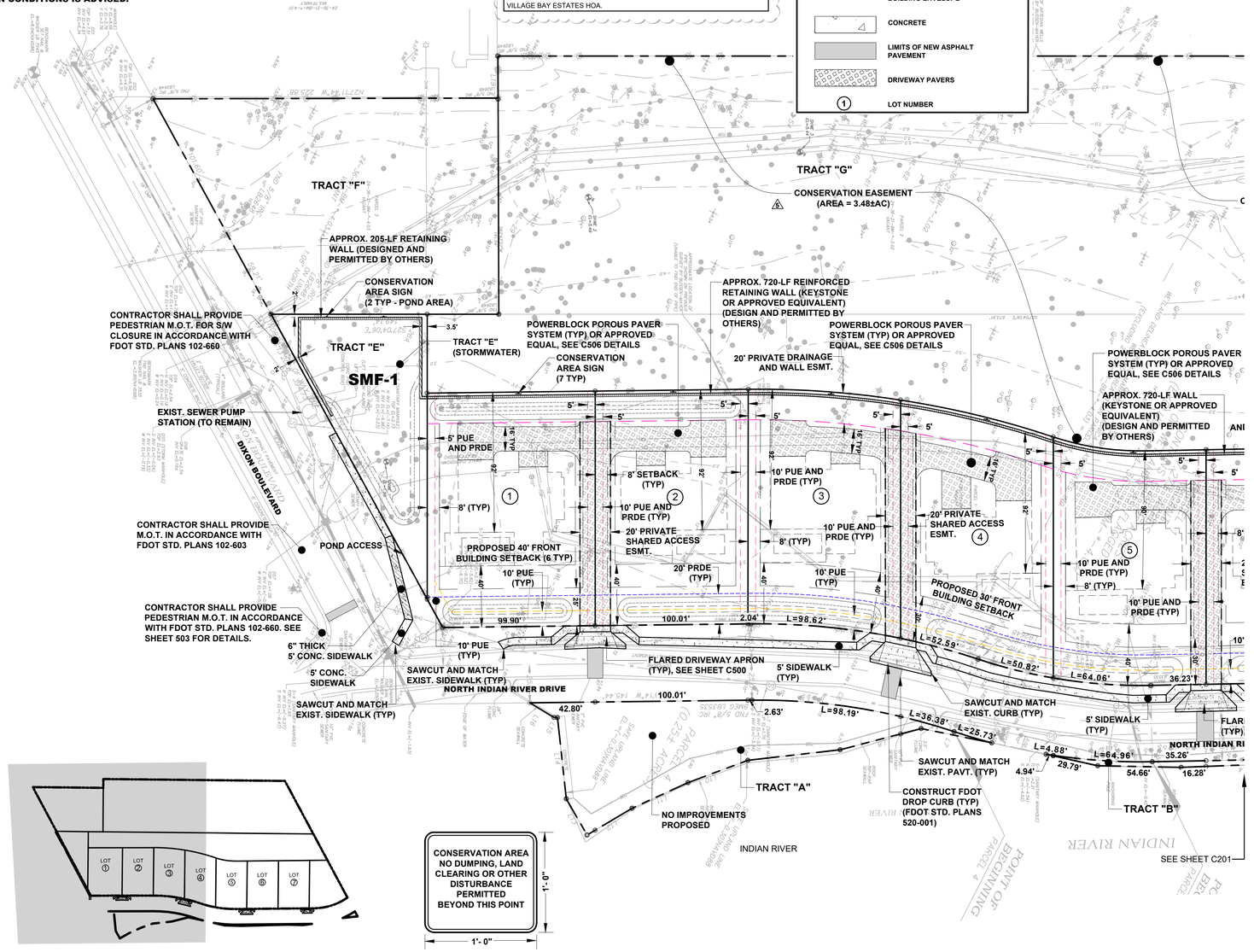
- LIMITS OF NEW ASPHALT PAVEMENT
- DRIVEWAY PAVERS
- (1) LOT NUMBER

A GENERAL MAINTENANCE NOTE

PRIVATE STORMWATER MANAGEMENT PONDS AND SWALE FACILITIES INCLUDING UNDERDRAIN SYSTEM WITHIN PRIVATE DRAINAGE EASEMENTS OF THE SUBDIVISION PROPERTY SHALL BE MAINTAINED BY THE COCOA VILLAGE BAY ESTATES HOA.



KEY MAP

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CONSERVATION AREA SIGN
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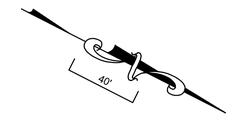

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RICHARD A. CAMPANALE, PE 54745

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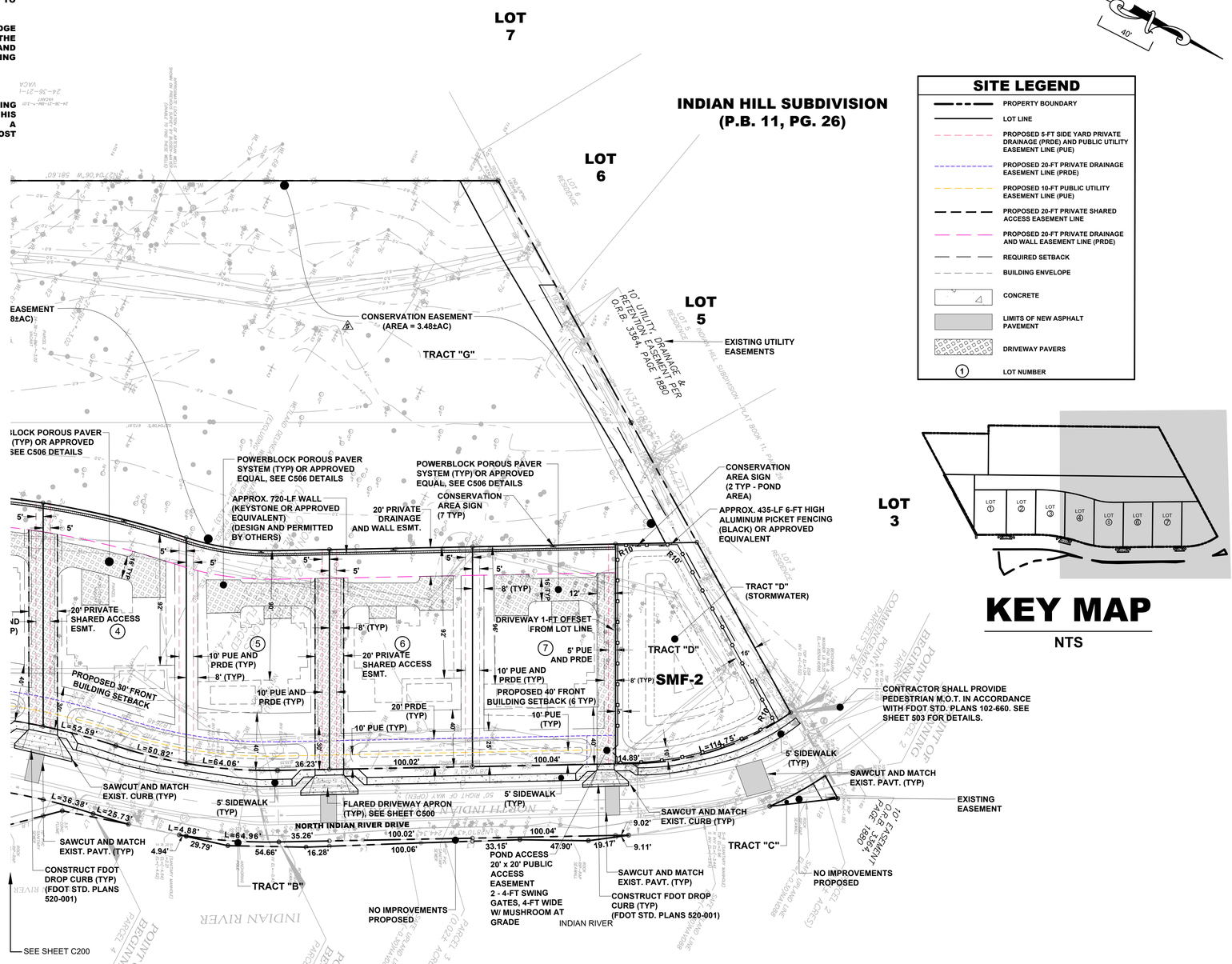

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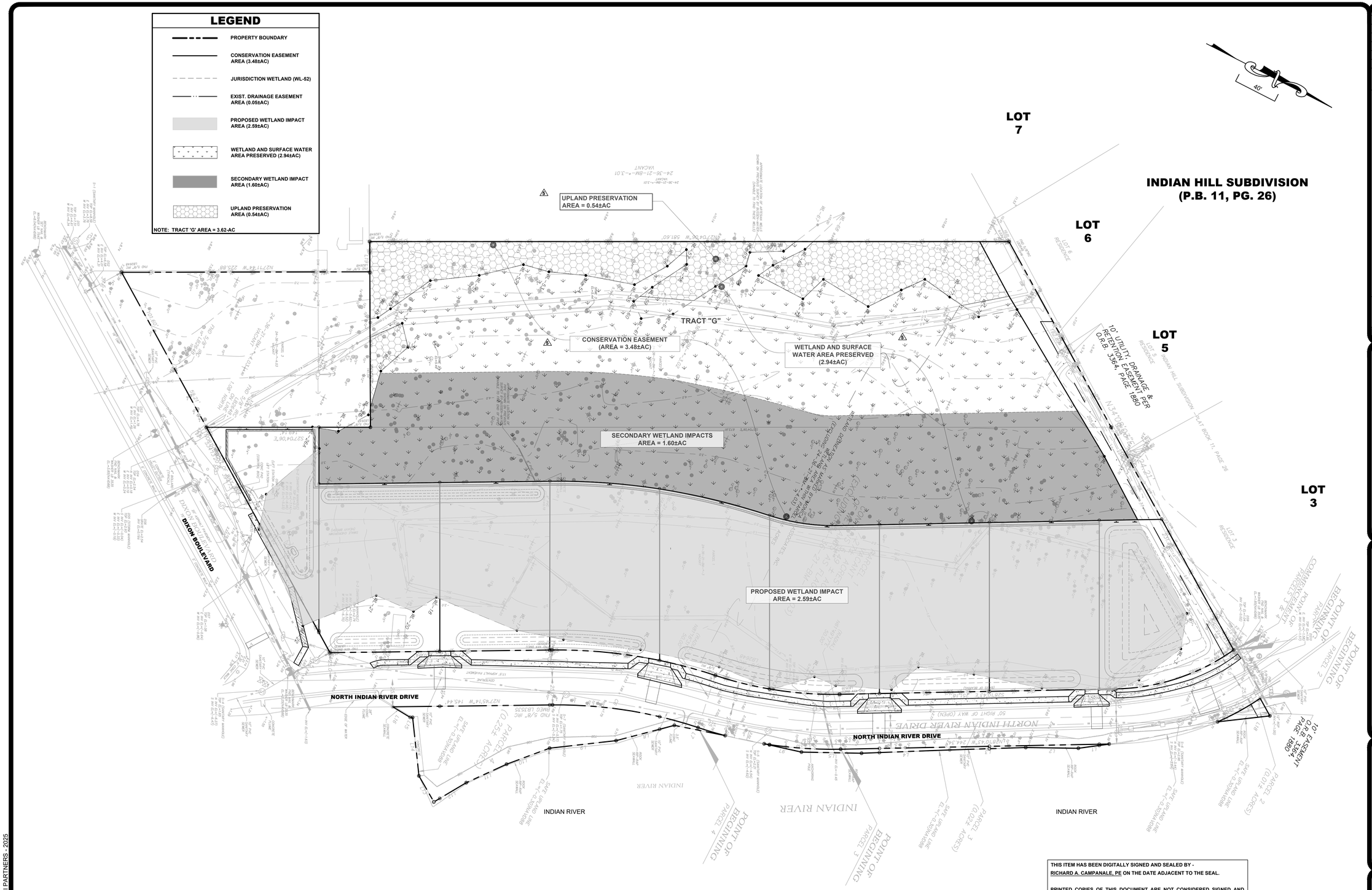
LEGEND

- PROPERTY BOUNDARY
- CONSERVATION EASEMENT AREA (3.48±AC)
- JURISDICTION WETLAND (WL-52)
- EXIST. DRAINAGE EASEMENT AREA (0.05±AC)
- PROPOSED WETLAND IMPACT AREA (2.59±AC)
- WETLAND AND SURFACE WATER AREA PRESERVED (2.94±AC)
- SECONDARY WETLAND IMPACT AREA (1.60±AC)
- UPLAND PRESERVATION AREA (0.54±AC)

NOTE: TRACT 'G' AREA = 3.62-AC



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PAVING AND DRAINAGE NOTES

1. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLANS.

2. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO SURVEY BY INDIAN RIVER SURVEY, INC. FOR ALL HORIZONTAL LINE DIMENSIONS.

3. TOPO INFORMATION SHOWN ON THESE PLANS PROVIDED BY SURVEY BY INDIAN RIVER SURVEY, INC. (NAVD 88).

4. ALL DISTURBED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED ON PLANS. SOD INSTALLED ON SLOPES 3:1 OR GREATER SHALL BE HELD IN PLACE WITH 12-IN STAPLES.

5. PROPOSED GRADING OF LANDSCAPED / ENHANCED AREAS DEPICT FINAL GRADES UPON NECESSARY FILL AND SODDING / GRASSING.

6. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF ANY EXCESS MATERIALS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE, AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF THE CERTIFICATION OF COMPACTION FROM THE TESTING COMPANY.

8. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. NO STANDING WATER ("BIRDBATHS") SHALL REMAIN WITHIN THE PARKING AREAS INCLUDING THOSE AREAS NEXT TO THE INLET. ALL SLOPES SHALL PROVIDE POSITIVE DRAINAGE INTO THE INLETS. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER A MINIMUM OF FORTY-EIGHT(48) HOURS PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

9. ALL MATERIALS AND CONSTRUCTION METHODS ARE TO BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 400 (CONCRETE STRUCTURES) AND THE APPLICABLE FDOT INDEX NUMBER DETAIL AS SHOWN IN FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION).

10 ALL ORGANIC SOILS BELOW UTILITY TRENCHES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL AND COMPACTED TO NO LESS THAN 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T - 180).

11. STABILIZED SUBGRADE TO BE FDOT TYPE "C".

12. ALL CONCRETE FLUMES, WALKS, AND CURBS SHALL BE CONSTRUCTED WITH 3,000-PSI (AT 28 DAYS) CONCRETE UNLESS OTHERWISE NOTED.

13. ALL CURBS SHALL HAVE CONTRACTION JOINTS AT INTERVALS NOT TO EXCEED 10-FT ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

14. ALL AREAS WITHIN THE RIGHT-OF-WAY SHALL BE FINISHED GRADED WITH A SMOOTH TRANSITION INTO EXISTING GROUND. ALL SWALES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING. ALL DISTURBED AREAS SHALL BE SODDED AFTER FINAL GRADING IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO FINAL INSPECTION. ALL GRASSING (SOD) SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER/OPERATOR. ANY SOD INSTALLED ADJACENT TO CURBS AND SIDEWALKS SHALL BE INSTALLED FLUSH WITH THE TOP OF SAID CURB/SIDEWALK, IN ORDER TO PROVIDE A SMOOTH GRADE TRANSITION AND ALLEVIATE TRIPPING HAZARDS.

15. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND, INCLUDING SPRINKLERS, SHALL BE PLACED BENEATH THE PAVEMENT AND ITS EDGES AND TESTED OR INSPECTED PRIOR TO THE CONSTRUCTION OF THE PAVEMENT. THE PAVEMENT SHALL NOT BE CUT WITHOUT PRIOR APPROVAL OF THE OWNER.

16. ALL FILL MATERIALS SHALL BE FREE OF MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH, OR OTHER UNSUITABLE MATTER.

17. ALL EXCESS USEABLE MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. EXCESS MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USEABLE (NONORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. THE OWNER MAY, AT HIS SOLE DISCRETION, REQUIRE THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER, TO PROPERLY REMOVE AND DISPOSE OF ANY EXCESS MATERIAL, WHETHER USEABLE OR ORGANIC. FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND THE OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

19. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY AND BE PLACED COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOILS REPORT.

20. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

21. CONTRACTOR TO PROVIDE A 1/2-IN TO 1-IN BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENTS OF CONCRETE AND OTHER MATERIALS (BUILDINGS, OTHER POURED CONCRETE, ETC.).

22. THE CONTRACTOR SHALL PROVIDE OWNER AND ENGINEER PAVEMENT AS-BUILTS. AS-BUILTS SHALL CONTAIN AT A MINIMUM, BUT NOT LIMITED TO, PAVEMENT WIDTHS, PAVEMENT CROSS SLOPES, AND DRAINAGE DIRECTIONS WITH HIGH POINTS DELINEATED. THE AS-BUILT SHALL BE PREPARED BY A REGISTERED LAND SURVEYOR AND SHALL BE IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS DEFINED IN CHAPTER 61G-17.006, FAC.

23. FOR SPECIFIED REINFORCED CONCRETE PIPE (RCP), THE PIPE SHALL BE CLASS III WITH RUBBER GASKET JOINTS. RCP SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 941. RUBBER GASKETS SHALL CONFORM TO SECTION 942.

24. ALL STORM PIPE JOINTS AT STRUCTURE CONNECTIONS SHALL BE FILTER FABRIC WRAPPED PER DETAIL SHOWN IN FDOT INDEX NO. 201. ALL STORM PIPE JOINTS SHALL HAVE A FILTER FABRIC JACKET PER DETAIL SHOWN IN FDOT INDEX NO. 280. ALL STORM STRUCTURE BOTTOMS (NOT INCLUDING SUMP STRUCTURES) SHALL HAVE GROUTED BOTTOMS AS SPECIFIED IN "ALL PIPE TYPES DRAINAGE STRUCTURE INVERT" DETAIL IN FDOT INDEX NO. 201.

25. ALL OTHER RELATED ITEMS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER (OUTFALL PROTECTION, POLLUTION CONTROL, ETC.) ARE TO BE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION PLANS, FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND FDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION).

26. CONNECT ALL ROOF DRAINS TO DRAINAGE SYSTEM USING 6" HDPE PIPE AT A MIN. SLOPE OF 1% USING APPROPRIATE FITTINGS AS NECESSARY. ALL FITTINGS SHALL BE 30° MIN. BELOW FINISHED GRADE. PROVIDE CLEANOUTS FOR ALL ROOF DRAINS. (REFER TO ARCHITECTURAL PLANS FOR EXACT SIZES AND LOCATIONS.)

27. CONTRACTOR SHALL CONNECT HDPE TO RCP WITH INTERNAL COUPLER SPIGOT ADAPTER, WRAPPING THE JOINT WITH A NON-WOVEN GEOTEXTILE MATERIAL, AND POURING A CONCRETE COLLAR AROUND THE CONNECTION. BACKFILL PER ASTM D2321.

28. UNDERDRAIN SHOWN HEREON IS BASED ON THE PROJECT GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE 20' MIN. UNDERDRAIN STUB-OUTS TO EACH SIDE OF EACH STORM INLET. FINAL DETERMINATION OF LIMITS OF UNDERDRAIN WILL BE BASED ON TEST HOLE OBSERVATIONS AT THE TIME OF ROADWAY CONSTRUCTION.

29. THE ENTIRE BUILDING AREA PLUS 5-FT BEYOND THE EDGE OF EACH FOUNDATION SHOULD BE CLEARED AND GRUBBED. REMOVE AND REPLACE ANY UNSUITABLE MATERIAL. BACKFILL WITH STRUCTURAL FILL IN 12-IN LIFTS TO THE PROPOSED GRADE SHOWN ON PLAN. COMPACT TO 98% DENSITY AASHTO T-180, ONE (1) DENSITY TEST PER 5,000-SF PER LIFT (MIN).

30. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS AND AS SHOWN IN THE DETAIL INCLUDED HEREIN. THE SIDEWALK SHALL BE CONSTRUCTED OF 4-IN OF CONCRETE UNLESS OTHERWISE NOTED.

31. WHERE SIDEWALK IS PROPOSED TO MEET BUILDING FINISHED FLOOR, SPOT ELEVATIONS SHALL NOT TO BE LOWER THAN FINISHED FLOOR ELEVATION BY MORE THAN 0.50-IN (0.04-FT).

32. CONSTRUCTION OF THE ROADWAY SHALL BE IN ACCORDANCE WITH THE PAVEMENT SECTION INCLUDED IN THESE PLANS AND THE GEOTECHNICAL REPORT. ANY CONFLICTS BETWEEN THE PAVEMENT SECTION SHOWN WITHIN THESE PLANS AND THE GEOTECHNICAL REPORT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTRACT BID. NO ADDITIONAL COMPENSATION WILL BE GIVEN TO THE CONTRACTOR FOR BIDDING THE WRONG PAVEMENT SECTION. SUBGRADE PREPARATION AND PAVEMENT INSTALLATION SHALL CONFORM TO FDOT STANDARDS AND GEOTECHNICAL REPORT RECOMMENDATIONS.

33. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCES AND EXIT GRADES TO INTERSECTIONS WILL HAVE TO BE STAKED IN THE FIELD AT DIFFERENT GRADES THAN THE CENTERLINE GRADES SHOWN ON THE PLANS. IN THESE AREAS, IT MAY ALSO BECOME ADVISABLE TO MAKE MINOR LOCAL FIELD ADJUSTMENTS IN THE CENTERLINE GRADES TO ACCOMPLISH THE PURPOSES OUTLINED. IN ADDITION, THE STANDARD CROWN WILL HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.

34. CONTRACTOR SHALL REFER TO PROJECT GEOTECHNICAL REPORT FOR SOIL BORINGS AND DESIGN AND CONSTRUCTION RECOMMENDATIONS. (ECS FLORIDA, LLC, JOB NO. 56:1596, DATED AUGUST 17, 2022)

35. SEE SHEET No. C300 & C301 FOR GENERAL NOTES AND LEGEND.

36. REFER TO SHEET No. C500 & C501 FOR PAVING AND DRAINAGE DETAILS.

TESTING AND INSPECTION REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE GEOTECHNICAL ENGINEER. UPON COMPLETION OF THE WORK, THE GEOTECHNICAL ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. THE OWNER WILL RETAIN THE SERVICES OF A QUALIFIED TESTING LABORATORY TO PERFORM ALL TESTING NECESSARY AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. THE OWNER SHALL PAY THE COSTS OF ALL INITIAL TESTING. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR SHALL BEAR ALL COSTS OF SAID RETESTING.

AS-BUILT NOTE

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATION OF FITTINGS, LOCATION OF STRUCTURES FOR ALL UTILITIES INSTALLED, CONTROL STRUCTURES, AS WELL AS TOP OF BANK, TOE OF SLOPE, GRADE BREAK LOCATIONS, AND ELEVATIONS FOR POND AND DITCH CONSTRUCTION. NO ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY PURPOSES WILL BE MADE UNTIL THIS INFORMATION IS RECEIVED AND APPROVED BY THE ENGINEER OF RECORD.

NOTES

1. FF EL = (+1.8) TYPE "B" — FINISHED FLOOR ELEVATION (FF EL), APPROX. BUILDING LOCATION, AND LETTER DENOTES LOT TYPE GRADING.
2. ALL PROPOSED CORNER ELEVATIONS SHALL BE AS FOLLOWS -
   A. BACK CORNER LOT ELEVATIONS ARE AT NATURAL GROUND UNLESS OTHERWISE NOTED OR WHERE FILLING IS REQUIRED TO OBTAIN 1% (MIN) SLOPE.
3. "A" OR "B" DENOTES STD. LOT TYPE GRADING. SWALES MAY BE REQUIRED AROUND BUILDING TO FACILITATE DRAINAGE. HOMEBUILDER SHALL MAKE THIS DETERMINATION AT TIME OF CONSTRUCTION.
4. 25.1 PROPOSED GRADE AT LOT CORNERS.
5. FINISHED FLOOR ELEVATIONS GIVEN ON PLANS ARE MINIMUM. EXACT ELEVATION SHALL BE DETERMINED WHEN THE SIZE AND LOCATION OF BUILDING IS SET (PLOT PLAN DESIGN & PERMITTING BY OTHERS).
6. CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL UNDER HOUSE PADS IN ACCORDANCE WITH SOILS REPORT.
7. FINISHED FLOOR ELEVATION FOR TYPE"A" LOTS SHALL BE 1.3-FT PLUS THE AVG. ELEV. BETWEEN THE FRONT & REAR CORNER OF THE HIGH SIDE ON THE LOT.

BENCHMARK VERIFICATION

1. CONTRACTOR SHALL CHECK DESIGN SURVEY FOR BENCHMARK ELEVATION ACCURACY AND ELEVATIONS OF THOSE EXIST. IMPROVEMENTS TO REMAIN AND/OR TO MATCH GRADE WITH PRIOR TO CONSTRUCTION.

2. CONTRACTOR SHALL ACKNOWLEDGE AGREEMENT WITH THESE ELEMENTS OF THE DESIGN SURVEY IN WRITING TO THE OWNER AND ENGINEER OF RECORD PRIOR TO COMMENCING SITEWORK.

DRAINAGE STRUCTURE TABLE

STR. NO.	DRN. AREA (AC)	DESCRIPTION	GRATE ELEVATION (FT)	INVERT ELEVATION (FT)
S-1	---	TYPE "E" INLET	2.90	24" HP STORM- (-)2.00 (N)
S-2	0.17	TYPE "E" INLET	3.00	24" HP STORM- (-)0.80 (N) 24" HP STORM- (-)1.80 (S)
S-3	0.23	TYPE "E" INLET	5.20	24" HP STORM- 0.00 (N,S)
S-4	0.09	TYPE "E" INLET	5.00	24" HP STORM- 0.50 (S)
S-5	0.09	TYPE "E" INLET	4.95	24" HP STORM- (-)2.30 (N)
S-6	0.18	TYPE "E" INLET	5.15	24" HP STORM- (-)2.85 (S,N)
S-7	0.21	TYPE "E" INLET	4.95	24" HP STORM- (-)3.10 (S,N)
S-8	0.19	TYPE "E" INLET	5.10	18" HP STORM- (-)1.50(E) 24" HP STORM- (-)3.50 (S,NE)
S-9	---	FDOT MES (SMF-2)	---	24" HP STORM- (-)3.65 (SW)
S-10	---	TYPE "D" INLET	2.90	18" HP STORM- 0.00 (N)
S-11	---	TYPE "D" INLET	2.90	18" HP STORM- 0.00 (S)
S-12	---	TYPE "D" INLET	4.50	18" HP STORM- (-) 0.20 (N,S) 18" HP STORM- (-) 0.20 (W)
S-13	---	TYPE "D" INLET	3.00	24" HP STORM- (-) 0.50 (E) 24" HP STORM- (-) 0.50 (N,S)
S-14	---	TYPE "D" INLET	2.90	18" HP STORM- (-)2.50 (N)
S-15	---	TYPE "D" INLET	2.90	18" HP STORM- (-)2.60 (S)
S-16	---	TYPE "D" INLET	2.90	18" HP STORM- 0.40 (N)
S-17	---	TYPE "D" INLET	5.00	18" HP STORM- 0.30 (S, W)
S-18	---	METER-END SECTION (SMF-2)	---	24" HP STORM- (-)2.00 (NE)
S-19	---	18" ADS AREA DRAIN BASIN W/ 18" DOME GRATE (H-10)	2.90	10" HDPE (N-12) STORM- 0.20 (N, E)
S-19A	---	18" ADS AREA DRAIN BASIN W/ 18" DOME GRATE (H-10)	2.90	10" HDPE (N-12) STORM- 0.50 (S)
S-20	---	TYPE "E" INLET	4.40	10" HDPE (N-12) STORM- (-)0.20 (W,S)
S-21	---	TYPE "E" INLET	5.00	10" HDPE (N-12) STORM- (-)0.30 (N) 12" HP STORM- (-)0.30 (E)
S-22	---	METER-END SECTION (SMF-1)	---	24" HP STORM- 2.00 (SE)
S-23	---	18" ADS AREA DRAIN BASIN W/ 18" DOME GRATE (H-10)	2.90	8" HDPE (N-12) STORM- 1.20 (S)
S-24	---	18" ADS AREA DRAIN BASIN W/ 18" DOME GRATE (H-10)	2.90	8" HDPE (N-12) STORM- 1.00 (N,S)
S-25	---	18" ADS AREA DRAIN BASIN W/ 18" DOME GRATE (H-10)	2.90	8" HDPE (N-12) STORM- 0.80 (N,E)
S-26	---	18" ADS AREA DRAIN BASIN W/ 18" DOME GRATE (H-10)	5.00	8" HDPE (N-12) STORM- 0.20 (S,W)
S-27	---	TYPE 'C' INLET	5.00	8" HDPE (N-12) STORM- (-)0.30 (N,SW) 4" PVC (SDR26) PIPE- (-)0.30 (NE, NW)
S-28	---	TYPE 'E' INLET	2.00	18" RCP- (-)0.60 (NW) EXIST. 18"x28" RCP- (-)0.86 (W) EXIST. 18" RCP- (-)0.64 (E)
CS-1	---	CONTROL STRUCTURE (MODIFIED TYPE "H")	4.90	24" HP STORM- 0.00 (NW) 18" RCP- (-)0.40 (SE) 8" HDPE (N-12) STORM- (-)0.40 (NE) 3" (FILTER)PVC (SDR26) PIPE- 0.50 (NW) 4" PVC (SDR26) PIPE- (-)0.40 (W) 4.00' WEIR CREST EL= 4.60 10" WEIR NOTCH EL= 3.85
CS-2	---	CONTROL STRUCTURE (MODIFIED TYPE "H")	4.90	24" HP STORM- -1.50 (SW) 18" x 30" ERCP STORM- -1.50 (E) 4.00' WEIR CREST EL= 4.00 2.75" ORIFICE = 2.85 3" FILTER DRAIN PIPE - -1.50 (NW)

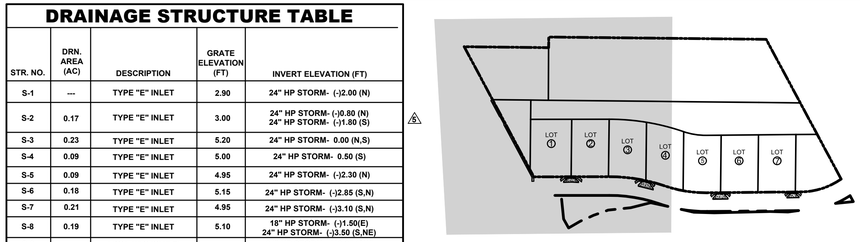
UTILITY COORDINATION NOTE

1. EXIST. UTILITY INFORMATION SHOWN ACCORDING TO BOUNDARY AND TOPOGRAPHIC SURVEY BY INDIAN RIVER SURVEY, INC. (JOB # 21-561, DATED 6/23/2025).

2. CONTRACTOR SHALL VERIFY EXIST. UTILITY SIZES AND LOCATIONS PRIOR TO BIDDING AND CONSTRUCTION.

3. CONTRACTOR SHALL USE EXTREME CAUTION WHILE PERFORMING CONSTRUCTION AROUND OVERHEAD POWER LINES AND EXIST. UNDERGROUND UTILITIES. CONTRACTOR SHALL MAINTAIN MIN. COVER REQUIREMENTS OVER EXIST. UNDERGROUND UTILITIES.

4. LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHT-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS.

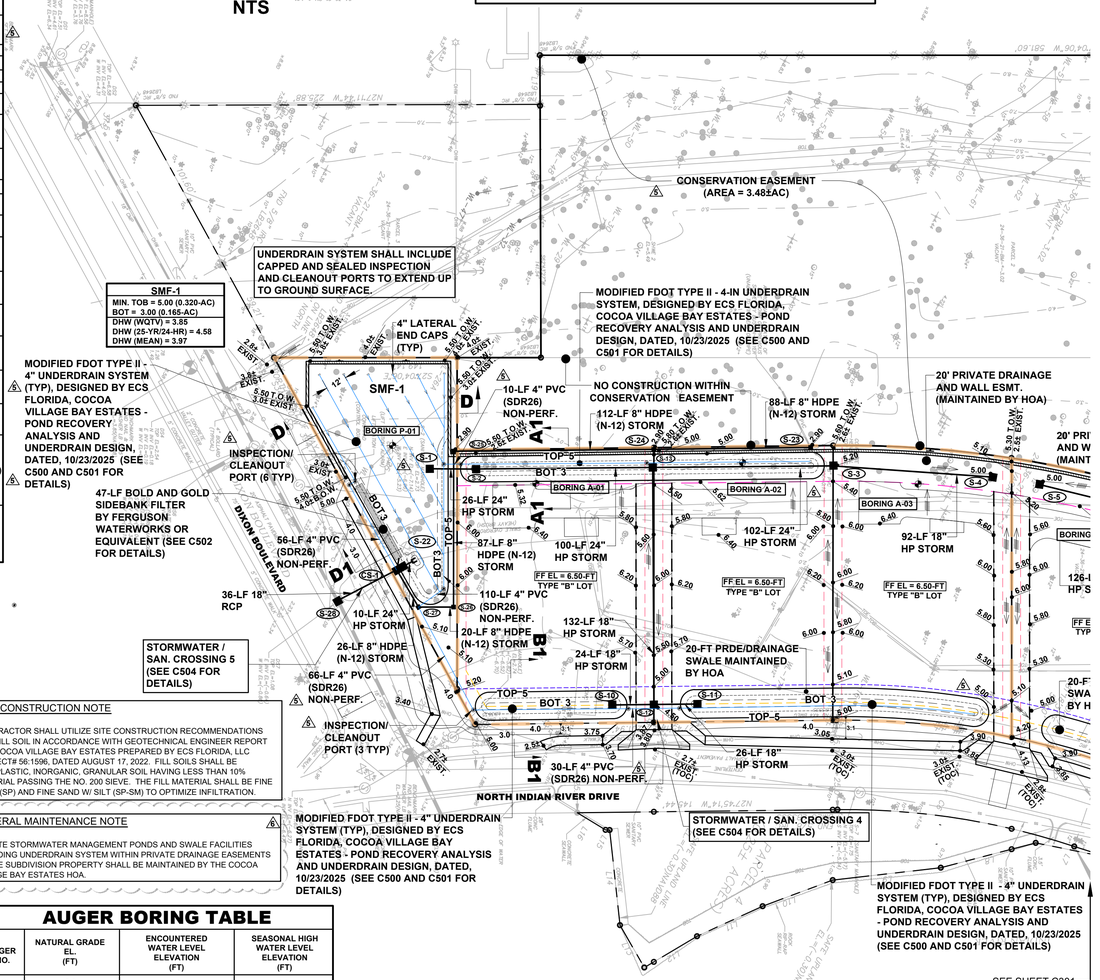


KEY MAP

NTS

DRAINAGE LEGEND

- PROPERTY BOUNDARY
- EXIST. SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS (EDGE OF PAVEMENT)
- (TOP OF CURB) (EDGE OF PAVEMENT)
- EXIST. CONTOURS
- SECONDARY STORMWATER SYSTEM (COLLECTION, PIPES, INLETS, ETC.)
- DRAINAGE DIVIDE
- 0.75-AC — DRAINAGE AREA
- BORING LOCATION



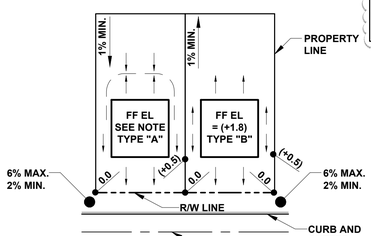
SITE CONSTRUCTION NOTE

CONTRACTOR SHALL UTILIZE SITE CONSTRUCTION RECOMMENDATIONS FOR FILL SOIL IN ACCORDANCE WITH GEOTECHNICAL ENGINEER REPORT FOR COCOA VILLAGE BAY ESTATES PREPARED BY ECS FLORIDA, LLC PROJECT# 56:1596, DATED AUGUST 17, 2022. FILL SOILS SHALL BE NON-PLASTIC, INORGANIC, GRANULAR SOIL HAVING LESS THAN 10% MATERIAL PASSING THE NO. 200 SIEVE. THE FILL MATERIAL SHALL BE FINE SAND (SP) AND FINE SAND W/ SILT (SP-SM) TO OPTIMIZE INFILTRATION.

GENERAL MAINTENANCE NOTE

6

PRIVATE STORMWATER MANAGEMENT PONDS AND SWALE FACILITIES INCLUDING UNDERDRAIN SYSTEM WITHIN PRIVATE DRAINAGE EASEMENTS OF THE SUBDIVISION PROPERTY SHALL BE MAINTAINED BY THE COCOA VILLAGE BAY ESTATES HOA.



TYPICAL TYPE "A" AND "B" LOTS

NTS

AUGER BORING TABLE

AUGER NO.	NATURAL GRADE EL. (FT)	ENCOUNTERED WATER LEVEL ELEVATION (FT)	SEASONAL HIGH WATER LEVEL ELEVATION (FT)
A-01	2.0	1.0	2.0
A-02	2.0	1.3	2.0
A-03	2.2	1.2	2.0
A-04	2.0	1.4	2.0
A-05	2.0	1.4	2.0
A-06	2.0	1.1	2.0
A-07	2.0	1.0	2.0
P-01	2.7	1.3	1.8
B-05	1.5	0.5	1.5

GEOTECHNICAL BORINGS PREPARED BY ECS FLORIDA, LLC, GEOTECHNICAL REPORT DATED 8/17/2022

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY - RICHARD A. CAMPANALE, PE ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

RICHARD A. CAMPANALE, PE 54745

JOB NO. 149001	
SCALE:	AS NOTED
START:	4/28/2023
DESIGN:	KSH
DRAWN:	KSH
CHECKED:	KSH
APPROVED:	KSH

NO	DATE	DESCRIPTION OF REVISION	REV BY
6	1/16/2026	RESPONSE TO CITY OF COCOA COMMENTS	RAC
5	12/22/2025	RESPONSE TO SJRWMD COMMENTS	RAC
4	10/24/2025	RESPONSE TO SJRWMD COMMENTS	RAC
3	7/25/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
2	2/27/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
1	4/8/2024	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	QY

149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES
DIXON BOULEVARD
COCOA
FLORIDA

PAVING, GRADING, AND DRAINAGE PLAN

MEI PARTNERS
1035 S. Semoran Blvd., Suite 1029
Winter Park, FL 32792 CA 33154
P: 321.203.2852 | F: 321.203.3948
www.mei-partners.com

SHEET C300

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UTILITY COORDINATION NOTE

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5. ALL AREAS DISTURBED IN THE RIGHT OF WAY SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER.

BENCHMARK VERIFICATION

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NOTES

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   A. BACK CORNER LOT ELEVATIONS ARE AT NATURAL GROUND UNLESS OTHERWISE NOTED OR WHERE FILLING IS REQUIRED TO OBTAIN 1% (MIN) SLOPE.
3. "A" OR "B" DENOTES STD. LOT TYPE GRADING. SWALES MAY BE REQUIRED AROUND BUILDING TO FACILITATE DRAINAGE. HOMEBUILDER SHALL MAKE THIS DETERMINATION AT TIME OF CONSTRUCTION.
4. 25.1 PROPOSED GRADE AT LOT CORNERS.
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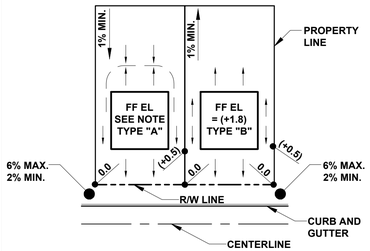
6. CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL UNDER HOUSE PADS IN ACCORDANCE WITH SOILS REPORT.
7. FINISHED FLOOR ELEVATION FOR TYPE"A" LOTS SHALL BE 1.3-FT PLUS THE AVG. ELEV. BETWEEN THE FRONT & REAR CORNER OF THE HIGH SIDE ON THE LOT.



TYPICAL TYPE "A" AND "B" LOTS

NTS

AUGER BORING TABLE

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A-05	2.0	1.4	2.0
A-06	2.0	1.1	2.0
A-07	2.0	1.0	2.0
P-01	2.7	1.3	1.8
B-05	1.5	0.5	1.5

GEOTECHNICAL BORINGS PREPARED BY ECS FLORIDA, LLC, GEOTECHNICAL REPORT DATED 8/17/2022

SITE CONSTRUCTION NOTE

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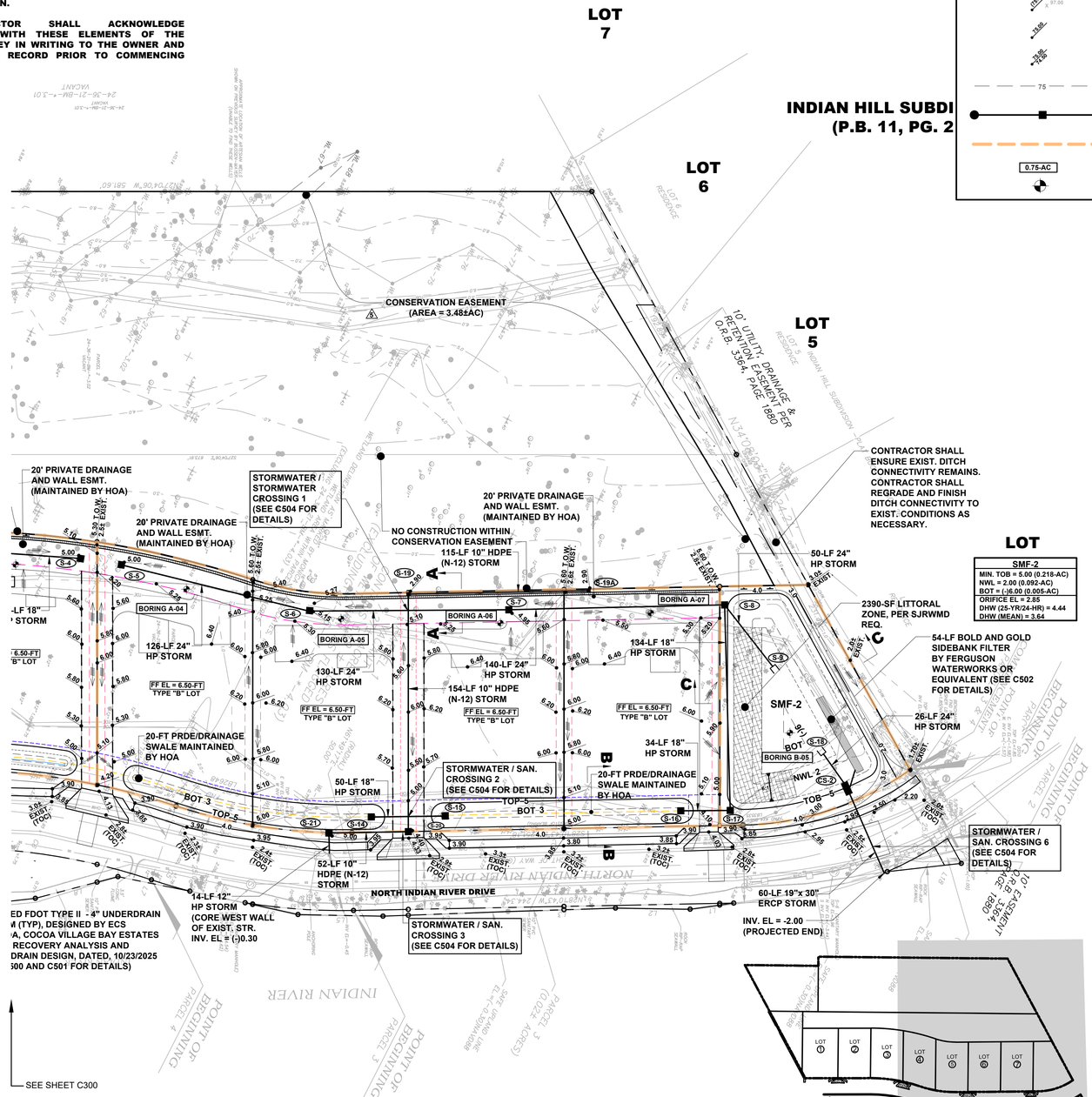
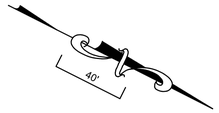
GENERAL MAINTENANCE NOTE 6

PRIVATE STORMWATER MANAGEMENT PONDS AND SWALE FACILITIES INCLUDING UNDERDRAIN SYSTEM WITHIN PRIVATE DRAINAGE EASEMENTS OF THE SUBDIVISION PROPERTY SHALL BE MAINTAINED BY THE COCOA VILLAGE BAY ESTATES HOA.



DRAINAGE LEGEND

- PROPERTY BOUNDARY
- EXIST. SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS (EDGE OF PAVEMENT)
- (TOP OF CURB) (EDGE OF PAVEMENT)
- EXIST. CONTOURS
- SECONDARY STORMWATER SYSTEM (COLLECTION, PIPES, INLETS, ETC.)
- DRAINAGE DIVIDE
- 0.75-AC — DRAINAGE AREA
- BORING LOCATION



DRAINAGE STRUCTURE TABLE

STR. NO.	DRN. AREA (AC)	DESCRIPTION	GRATE ELEVATION (FT)	INVERT ELEVATION (FT)
S-1	---	TYPE "E" INLET	2.90	24" HP STORM- (-)2.00 (N)
S-2	0.17	TYPE "E" INLET	3.00	24" HP STORM- (-)0.80 (N) 24" HP STORM- (-)1.80 (S)
S-3	0.23	TYPE "E" INLET	5.20	24" HP STORM- 0.00 (N,S)
S-4	0.09	TYPE "E" INLET	5.00	24" HP STORM- 0.50 (S)
S-5	0.09	TYPE "E" INLET	4.95	24" HP STORM- (-)2.30 (N)
S-6	0.18	TYPE "E" INLET	5.15	24" HP STORM- (-)2.85 (S,N)
S-7	0.21	TYPE "E" INLET	4.95	24" HP STORM- (-)3.10 (S,N)
S-8	0.19	TYPE "E" INLET	5.10	18" HP STORM- (-)1.50(E) 24" HP STORM- (-)3.50 (S,NE)
S-9	---	FDOT MES (SMF-2)	---	24" HP STORM- (-)3.65 (SW)
S-10	---	TYPE "D" INLET	2.90	18" HP STORM- 0.00 (N)
S-11	---	TYPE "D" INLET	2.90	18" HP STORM- 0.00 (S)
S-12	---	TYPE "D" INLET	4.50	18" HP STORM- (-) 0.20 (N,S) 18" HP STORM- (-) 0.20 (W)
S-13	---	TYPE "D" INLET	3.00	24" HP STORM- (-) 0.50 (E) 24" HP STORM- (-) 0.50 (N,S)
S-14	---	TYPE "D" INLET	2.90	18" HP STORM- (-)2.50 (N)
S-15	---	TYPE "D" INLET	2.90	18" HP STORM- (-)2.60 (S)
S-16	---	TYPE "D" INLET	2.90	18" HP STORM- 0.40 (N)
S-17	---	TYPE "D" INLET	5.00	18" HP STORM- 0.30 (S, W)
S-18	---	METER-END SECTION (SMF-2)	---	24" HP STORM- (-)2.00 (NE)
S-19	---	18" ADS AREA DRAIN BASIN W/ 18" DOME GRATE (H-10)	2.90	10" HDPE (N-12) STORM- 0.20 (N, E)
S-19A	---	18" ADS AREA DRAIN BASIN W/ 18" DOME GRATE (H-10)	2.90	10" HDPE (N-12) STORM- 0.50 (S)
S-20	---	TYPE "E" INLET	4.40	10" HDPE (N-12) STORM- (-)0.20 (W,S)
S-21	---	TYPE "E" INLET	5.00	10" HDPE (N-12) STORM- (-)0.30 (N) 12" HP STORM- (-)0.30 (E)
S-22	---	METER-END SECTION (SMF-1)	---	24" HP STORM- 2.00 (SE)
S-23	---	18" ADS AREA DRAIN BASIN W/ 18" DOME GRATE (H-10)	2.90	8" HDPE (N-12) STORM- 1.20 (S)
S-24	---	18" ADS AREA DRAIN BASIN W/ 18" DOME GRATE (H-10)	2.90	8" HDPE (N-12) STORM- 1.00 (N,S)
S-25	---	18" ADS AREA DRAIN BASIN W/ 18" DOME GRATE (H-10)	2.90	8" HDPE (N-12) STORM- 0.80 (N,E)
S-26	---	18" ADS AREA DRAIN BASIN W/ 18" DOME GRATE (H-10)	5.00	8" HDPE (N-12) STORM- 0.20 (S,W)
S-27	---	TYPE 'C' INLET	5.00	8" HDPE (N-12) STORM- (-)0.30 (N,SW) 4" PVC (SDR26) PIPE- (-)0.30 (NE, NW)
S-28	---	TYPE 'E' INLET	2.00	18" RCP- (-)0.60 (NW) EXIST. 18"x28" RCP- (-)0.86 (W) EXIST. 18" RCP- (-)0.64 (E)
CS-1	---	CONTROL STRUCTURE (MODIFIED TYPE "H")	4.90	24" HP STORM- 0.00 (NW) 18" RCP- (-)0.40 (SE) 8" HDPE (N-12) STORM- (-)0.40 (NE) 3" (FILTER)PVC (SDR26) PIPE- 0.50 (NW) 4" PVC (SDR26) PIPE- (-)0.40 (W) 4.00' WEIR CREST EL = 4.60 10" WEIR NOTCH EL= 3.85
CS-2	---	CONTROL STRUCTURE (MODIFIED TYPE "H")	4.90	24" HP STORM- -1.50 (SW) 19" x 30" ERCP STORM- -1.50 (E) 4.00' WEIR CREST EL= 4.00 2.75" ORIFICE = 2.85 3" FILTER DRAIN PIPE - -1.50 (NW)

SMF-2
MIN. TOB = 5.00 (0.218-AC)
NWL = 2.00 (0.092-AC)
BOT = (-)6.00 (0.005-AC)
ORIFICE EL = 2.85
DHW (25-YR/24-HR) = 4.44
DHW (MEAN) = 3.64

KEY MAP

NTS

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RICHARD A. CAMPANALE, PE 54745

JOB NO. 149001
SCALE: AS NOTED
START: 4/28/2023
DESIGN: KSH
DRAWN: KSH
CHECKED: KSH
APPROVED: KSH

NO	DATE	DESCRIPTION OF REVISION	REV BY
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5	12/22/2025	RESPONSE TO SJRWMD COMMENTS	RAC
4	10/24/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
3	2/27/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
2	8/9/2024	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	QY
1	4/8/2024		

149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES
DIXON BOULEVARD
COCOA FLORIDA

PAVING, GRADING, AND DRAINAGE PLAN

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WATER AND SEWER NOTES

1. THE LOCATION OF ALL EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF PREPARATION OF THESE PLANS AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL ALSO EXPOSE ALL EXISTING UTILITIES AT THE CROSSINGS TO VERIFY THAT THE PROPOSED DESIGN DOES NOT CONFLICT WITH THE EXISTING UTILITIES. ANY CORRECTIONS, REPERMITTING, OR DELAYS CAUSED BY THE CONTRACTOR'S FAILURE TO EXPOSE THE EXISTING UTILITIES PRIOR TO COMMENCING ANY UNDERGROUND WORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND NO EXTRA COMPENSATION OR TIME WILL BE ALLOWED. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES, WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY FEES ASSOCIATED WITH UTILITY RELOCATIONS SHALL BE BORNE BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE UTILITIES ARE RELOCATED IN ACCORDANCE WITH RESPECTIVE UTILITY COMPANY STANDARDS. IT IS REQUESTED THAT UTILITY COMPANIES MOVE THEIR PARTICULAR UTILITIES. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

2. CONTRACTOR SHALL LOCATE ALL EXIST. UTILITIES AND VERIFY SIZES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR RELOCATION OF ALL EXIST. UTILITIES REQUIRED FOR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO POWER, IRRIGATION, VALVES, AND RESETTING MANHOLE TOPS. ALL EXIST. IMPROVEMENTS SHALL BE REPAIRED, RELOCATED, AND REPLACED TO EXIST. CONDITIONS.

3. CONTRACTOR SHALL VERIFY ALL EXISTING SANITARY SEWER AND WATER MAIN LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. IF THERE IS SIGNIFICANT DISCREPANCY (±1'), CONTACT THE PROJECT ENGINEER IMMEDIATELY.

4. ALL EXISTING WATER, FORCE, GRAVITY AND RECLAIMED WATER MAINS, AND OTHER FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.

5. CONTRACTOR SHALL ADJUST VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, ETC., IN CONFLICT WITH CONSTRUCTION.

6. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGES TO UTILITIES' MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY UTILITIES, UTILITIES MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.

7. ALL EXISTING AND NEW UTILITIES VALVES, VALVE BOXES, AND MANHOLES SHALL BE PROTECTED AND ADJUSTED TO FINISHED GRADE AS SHOWN ON THE DRAWINGS. ALL EXISTING ABOVE GROUND VALVES ARE TO BE RELOCATED, AS REQUIRED.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWING THE CONTACT AND PHONE NUMBER FOR THE APPROPRIATE UTILITIES DISPATCH OPERATOR TO BE NOTIFIED FOR EMERGENCIES.

9. ALL NEW WATER & SEWER TAPS TO BE PERFORMED BY UTILITY CONTRACTOR OR LICENSED MASTER PLUMBER, MUST BE SCHEDULED 48 HOURS IN ADVANCE THROUGH CITY OF COCOA UTILITIES ENGINEERING DIVISION.

10. FOR ALL STANDARD DETAILS, SEE CITY OF COCOA UTILITIES ENGINEERING DIVISION STANDARD SPECIFICATIONS & DETAILS, LATEST REVISIONS.

11. ONLY UTILITIES SHALL OPERATE WATER, WASTEWATER, AND RECLAIMED WATER VALVES. COORDINATE VALVE OPERATION WITH APPROPRIATE UTILITIES INSPECTOR.

12. ALL NEW VALVES BEING INSTALLED SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED. DO NOT CONNECT ANY PROPOSED WATER MAIN TO ANY EXISTING WATER MAIN UNLESS CLEARED BY UTILITIES.

13. THE UTILITY IMPROVEMENTS AND ADJUSTMENTS SHOWN ON THESE PLANS ARE INTENDED TO MAINTAIN THE INTEGRITY OF THE VARIOUS JURISDICTIONAL WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE JURISDICTIONAL UTILITY MANUAL.

14. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND, INCLUDING SPRINKLERS, SHALL BE PLACED BENEATH THE PAVEMENT AND ITS EDGES PRIOR TO THE CONSTRUCTION OF THE PAVEMENT. THE PAVEMENT SHALL NOT BE CUT WITHOUT PRIOR APPROVAL OF THE OWNER.

15. ALL GATE VALVES INCLUDE CAST IRON VALVE BOX.

16. ALL SERVICES SHALL BE INSTALLED PER CITY OF COCOA UTILITIES ENGINEERING DIVISION DETAILS AND SPECS.

17. CONTRACTOR SHALL INSTALL ALL PROPOSED BACKFLOW PREVENTERS 12-IN ABOVE FINISH GRADE AND OUTSIDE OF UTILITY EASEMENT.

18. ALL DISTURBED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED ON PLANS. SOD INSTALLED ON SLOPES 3:1 OR GREATER SHALL BE HELD IN PLACE WITH 12-IN STAPLES.

19. ALL UNDERGROUND FIRE MAINS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, LATEST EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES". [F.A.C. 69A-60.005(2)]

UTILITY SEPARATION - WATER MAINS PARALLEL TO OTHER UTILITIES

1. A 3-FT (MIN) HORIZONTAL DISTANCE SHALL BE PROVIDED BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXIST. OR PROPOSED VACUUM - TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, FAC.

2. A 6-FT (MIN) HORIZONTAL DISTANCE SHALL BE PROVIDED BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXIST. OR PROPOSED GRAVITY - TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST 3-FT BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY - TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST 6-IN ABOVE THE TOP OF THE SEWER).

3. A 6-FT (MIN) HORIZONTAL DISTANCE SHALL BE PROVIDED BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXIST. OR PROPOSED PRESSURE - TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, FAC.

4. A 10-FT (MIN) HORIZONTAL DISTANCE SHALL BE PROVIDED BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXIST. OR PROPOSED "ON-SITE" SEWAGE TREATMENT AND DISPOSAL SYSTEM.

5. THE PIPE SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3-FT FROM ALL JOINTS IN VACUUM - TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610 FAC, AND AT LEAST 6-FT FROM ALL JOINTS IN GRAVITY - OR PRESSURE - TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, FAC.

UTILITY SEPARATION - WATER MAINS CROSSING OTHER UTILITIES

1. ANY NEW OR RELOCATED UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXIST. OR PROPOSED GRAVITY - OR VACUUM - TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THAT THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6-IN ABOVE THE OTHER PIPELINE OR AT LEAST 12-IN BELOW THE OTHER PIPELINE.

2. ANY NEW OR RELOCATED UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXIST. OR PROPOSED PRESSURE - TYPE SANITARY SEWER, WASTEWATER OR STORM FORCE MAIN, OR PIPE LINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THAT THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12-IN ABOVE OR BELOW THE OTHER PIPELINE.

3. AT ANY UTILITY CROSSING, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE.

CITY OF COCOA NOTE -
METERS WILL BE INSTALLED AFTER COMPLETION OF WORK AND RECEIPT OF ALL FINAL DOCUMENTS.

TESTING AND INSPECTION REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE GEOTECHNICAL ENGINEER. UPON COMPLETION OF THE WORK, THE GEOTECHNICAL ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. THE OWNER WILL RETAIN THE SERVICES OF A QUALIFIED TESTING LABORATORY TO PERFORM ALL TESTING NECESSARY AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. THE OWNER SHALL PAY THE COSTS OF ALL INITIAL TESTING. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR SHALL BEAR ALL COSTS OF SAID RETESTING.

AS-BUILT NOTE

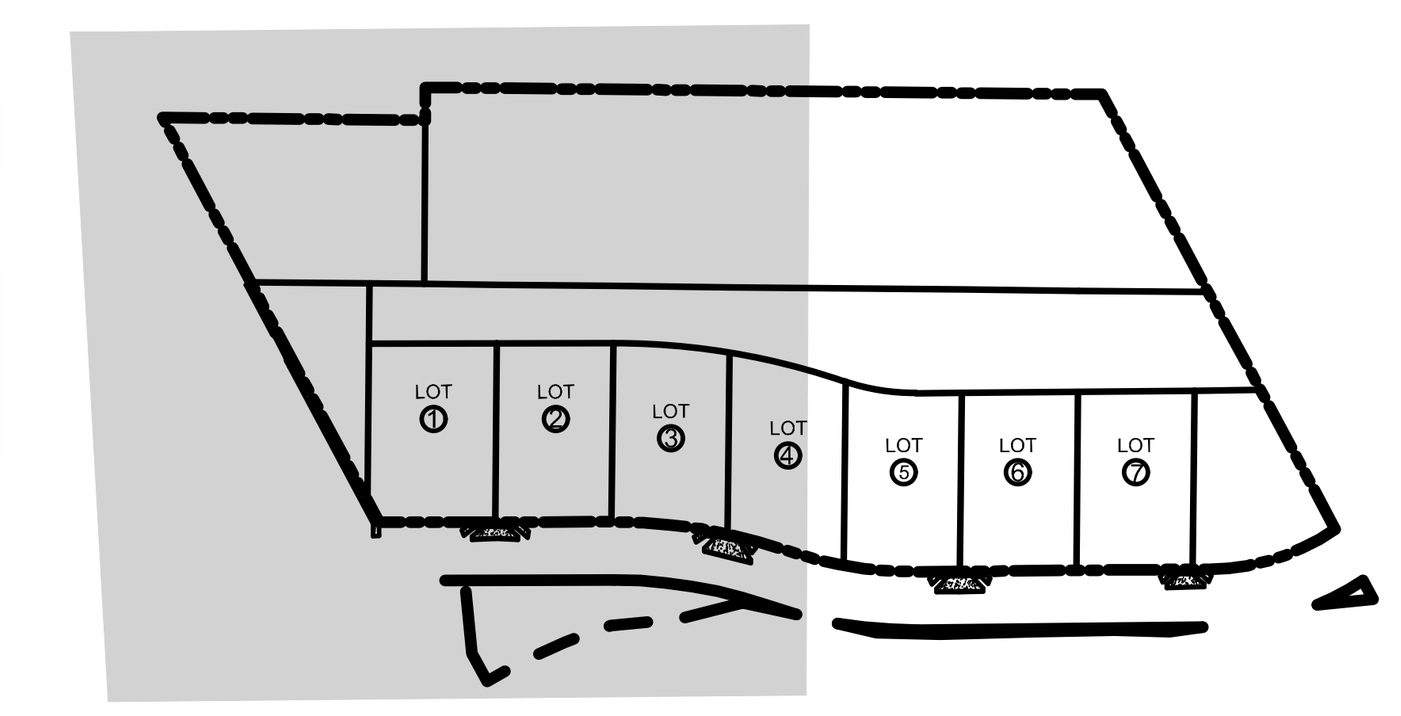
UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATION OF FITTINGS, LOCATION OF STRUCTURES FOR ALL UTILITIES INSTALLED, CONTROL STRUCTURES, AS WELL AS TOP OF BANK, TOE OF SLOPE, GRADE BREAK LOCATIONS, AND ELEVATIONS FOR POND AND DITCH CONSTRUCTION. NO ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY PURPOSES WILL BE MADE UNTIL THIS INFORMATION IS RECEIVED AND APPROVED BY THE ENGINEER OF RECORD.

EASEMENT LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- PROPOSED 5-FT SIDE YARD PRIVATE DRAINAGE (PRDE) AND PUBLIC UTILITY EASEMENT LINE (PUE)
- PROPOSED 20-FT PRIVATE DRAINAGE EASEMENT LINE (PRDE)
- PROPOSED 10-FT PUBLIC UTILITY EASEMENT LINE (PUE)
- PROPOSED 20-FT PRIVATE SHARED ACCESS EASEMENT LINE
- PROPOSED 20-FT PRIVATE DRAINAGE AND WALL EASEMENT LINE (PRDE)

UTILITY LEGEND

- PROPERTY BOUNDARY
- SAN. SEWER DOUBLE SERVICE
- SAN. SEWER SINGLE SERVICE
- R 4" — RECLAIM MAIN
- RECLAIM SERVICE
- W 6" — WATER MAIN
- WATER SINGLE SERVICE
- SECONDARY STORMWATER SYSTEM (COLLECTION, PIPES, INLETS, ETC.)



KEY MAP

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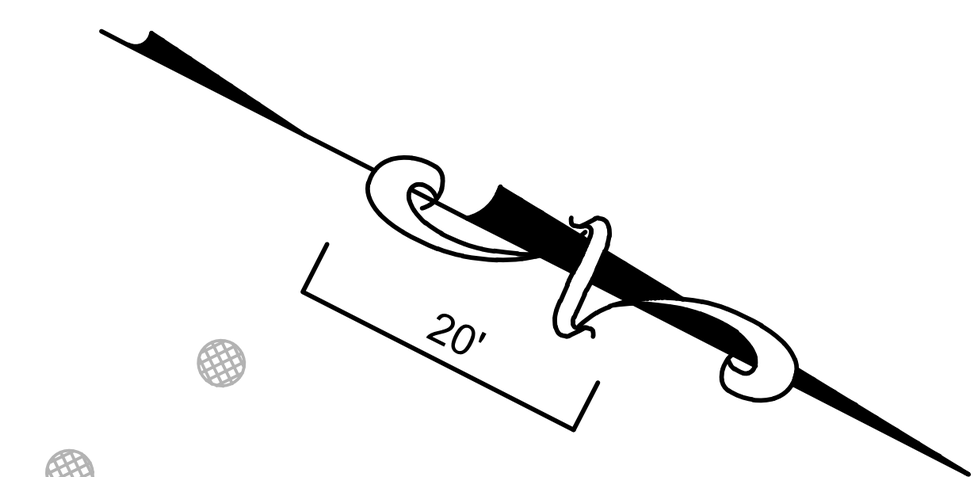

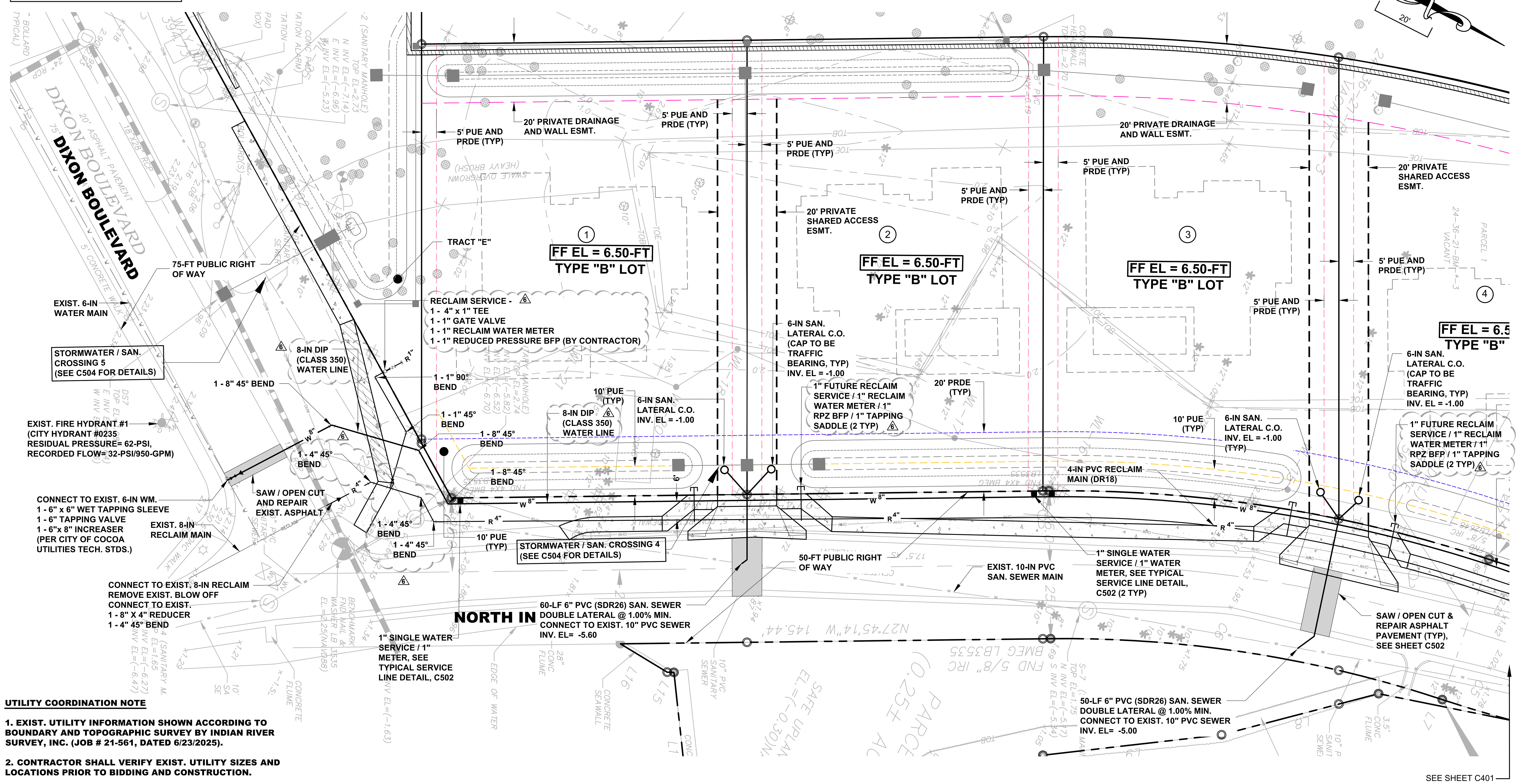

SEE SHEET C401

UTILITY COORDINATION NOTE

1. EXIST. UTILITY INFORMATION SHOWN ACCORDING TO BOUNDARY AND TOPOGRAPHIC SURVEY BY INDIAN RIVER SURVEY, INC. (JOB # 21-561, DATED 6/23/2025).

2. CONTRACTOR SHALL VERIFY EXIST. UTILITY SIZES AND LOCATIONS PRIOR TO BIDDING AND CONSTRUCTION.

3. CONTRACTOR SHALL USE EXTREME CAUTION WHILE PERFORMING CONSTRUCTION AROUND OVERHEAD POWER LINES AND EXIST. UNDERGROUND UTILITIES. CONTRACTOR SHALL MAINTAIN MIN. COVER REQUIREMENTS OVER EXIST. UNDERGROUND UTILITIES.

4. LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHT-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS.

5. ALL AREAS DISTURBED IN THE RIGHT OF WAY SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER.

BENCHMARK VERIFICATION

1. CONTRACTOR SHALL CHECK DESIGN SURVEY FOR BENCHMARK ELEVATION ACCURACY AND ELEVATIONS OF THOSE EXIST. IMPROVEMENTS TO REMAIN AND/OR TO MATCH GRADE WITH PRIOR TO CONSTRUCTION.

2. CONTRACTOR SHALL ACKNOWLEDGE AGREEMENT WITH THESE ELEMENTS OF THE DESIGN SURVEY IN WRITING TO THE OWNER AND ENGINEER OF RECORD PRIOR TO COMMENCING SITEWORK.

ENGINEER'S CERTIFICATION

I, RICHARD A. CAMPANALE, P.E., HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED AND THE LOCATION AND ELEVATION DEPICTED ON THESE PLANS ARE BASED ON ACTUAL SURVEY, GROUND PENETRATING RADAR, SOFT DIG EXCAVATIONS, AND OTHER INDUSTRY METHODS.

I FURTHER CERTIFY THAT ALL MEASURES HAVE BEEN TAKEN WITH REGARD TO UTILITY PROVIDERS' NOTIFICATION TO MARK UTILITIES IN ACCORDANCE WITH CHAPTER 556 F.S., SUNSHINE STATE ONE CALL.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY -
RICHARD A. CAMPANALE, PE ON THE DATE ADJACENT TO THE SEAL.

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1	4/8/2024	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	QY

149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES

DIXON BOULEVARD
COCOA FLORIDA

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WATER AND SEWER PLAN

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- SECONDARY STORMWATER SYSTEM (COLLECTION, PIPES, INLETS, ETC.)

FIRE FLOW CALCULATIONS

NEEDED FIRE FLOW CALCULATIONS (NFPA)
Cocoa Village Bay Estates

Sources: City of Cocoa Utilities - Technical Provisions and Standards, Effective January 31, 2024.
NFPA 1, 2024 Edition: Sections 18.4 and 18.5, Table 18.4.4.2.1

NFPA TABLE 18.4.5.1.2 - Minimum Required Fire Flow

Construction Type	V (000)	Single Family - V-B (Separated Dwelling Units)
Fire Flow Area (sf)	4,801 - 6,200	Cocoa Village at 5,841 sf (GFA) (Under Roof)
NFF (gpm)	2,000	

NFPA Chapter 18.4.5.2.1 - Reduction of Fire Flow

A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1,000 gpm.

NFF Reduction = 0% × 2,000
NFF = 2000 gpm

Maximum Daily Potable Demand

265 gpd (City of Cocoa per Residence LDR)
3.0 gpm (Estimated MDF added to NFF for fire hydrant requirements)

2,003 NFF + MAX DAILY FLOW

City of Cocoa Fire Hydrants

Fire Flow Requirement (gpm) 2,000 — Min. Required Fire Flow per Table 18.4.4.2.1
No. of Hydrants Proposed 1 — No. of Hydrants Existing 2
(To meet Fire Hydrant separation according to Sec. 18.5.4

Existing Hydrant #0235 - Hydrant Spacing (ft) = 350 (Dixon Blvd.)
Existing Hydrant #0497 - Hydrant Spacing (ft) = 440 (Indian River Drive)

Table 18.5.4.3 Maximum Fire Hydrant Fire Flow Capacity

Distance to Building[a] (ft)	(m)	Maximum Capacity[b] (gpm)	(L/min)
≤ 250	≤ 76	1500	5628
> 250 and ≤ 500	> 76 and ≤ 152	1000	3785
> 500 and ≤ 1000	> 152 and ≤ 305	750	2830

[a] Measured in accordance with 18.5.1.4 and 18.5.1.5.
[b] Minimum 20 psi (138.0 kPa) residual pressure.

*** ONE (1) EXIST. FIRE HYDRANT#0235 (EX1) LOCATED WITHIN APPROX. 350-FT FROM LOTS 1 THRU 3.**
*** ONE (1) EXIST. FIRE HYDRANT#0497 (EX2) LOCATED WITHIN APPROX. 440-FT FROM LOTS 5 THRU 7.**
*** ONE (1) PROPOSED FIRE HYDRANT (H-1 NEW) LOCATED IN FRONT OF LOT 4.**

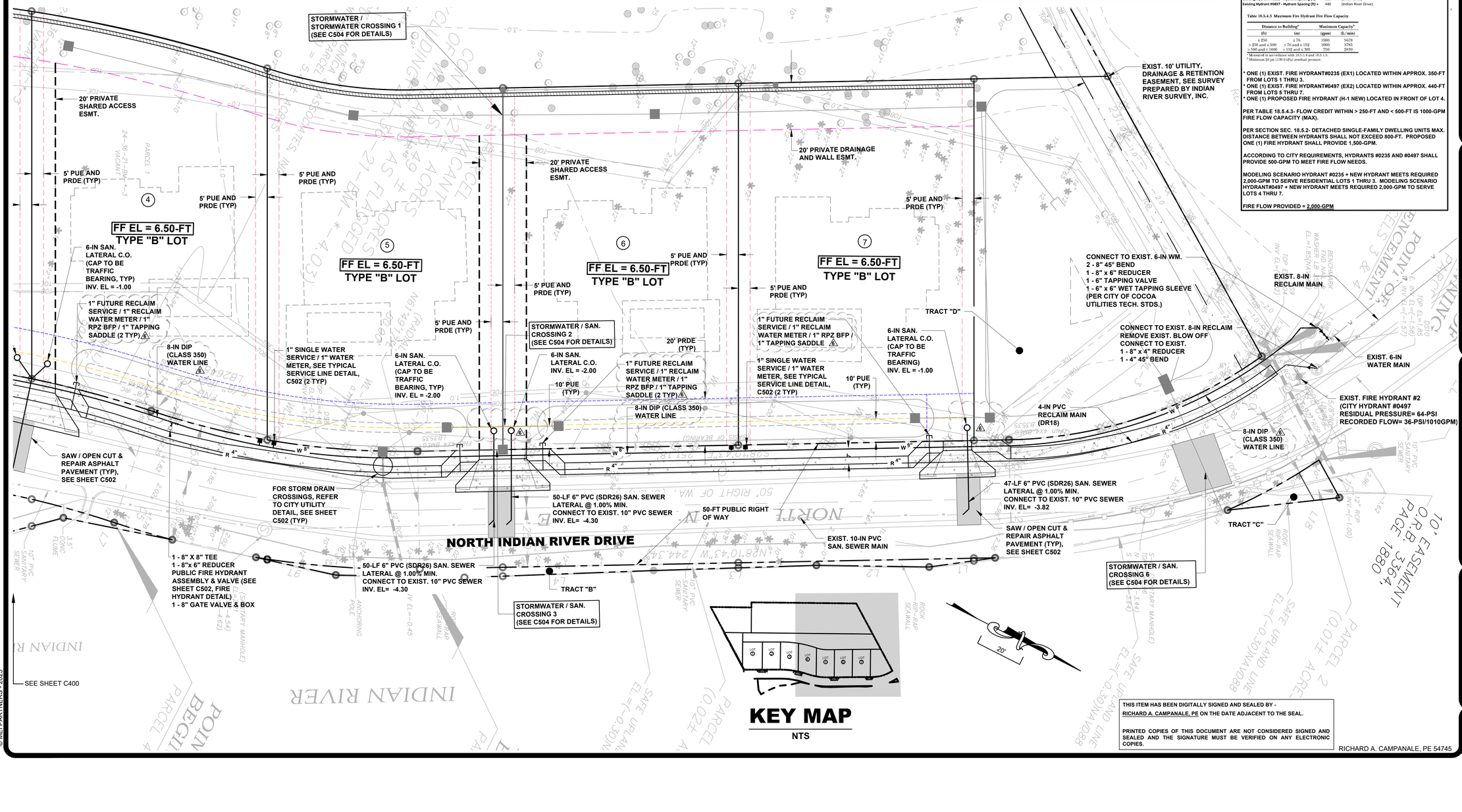
PER TABLE 18.5.4.3- FLOW CREDIT WITHIN > 250-FT AND < 500-FT IS 1000-GPM FIRE FLOW CAPACITY (MAX).

PER SECTION SEC. 18.5.2- DETACHED SINGLE-FAMILY DWELLING UNITS MAX. DISTANCE BETWEEN HYDRANTS SHALL NOT EXCEED 800-FT. PROPOSED ONE (1) FIRE HYDRANT SHALL PROVIDE 1,500-GPM.

ACCORDING TO CITY REQUIREMENTS, HYDRANTS #0235 AND #0497 SHALL PROVIDE 500-GPM TO MEET FIRE FLOW NEEDS.

MODELING SCENARIO HYDRANT #0235 + NEW HYDRANT MEETS REQUIRED 2,000-GPM TO SERVE RESIDENTIAL LOTS 1 THRU 3. MODELING SCENARIO HYDRANT#0497 + NEW HYDRANT MEETS REQUIRED 2,000-GPM TO SERVE LOTS 4 THRU 7.

FIRE FLOW PROVIDED = 2,000-GPM



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RICHARD A. CAMPANALE, PE 54745

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6	1/16/2026	RESPONSE TO CITY OF COCOA COMMENTS	RAC
5	12/22/2025	RESPONSE TO SJRWMD COMMENTS	RAC
4	10/24/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
3	2/27/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
2	2/27/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	QY
1	4/8/2024	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	

JOB NO. 149001
SCALE: AS NOTED
START: 4/28/2023
DESIGN: KSH
DRAWN: KSH
CHECKED: KSH
APPROVED: KSH

149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES
DIXON BOULEVARD
COCOA FLORIDA

WATER AND SEWER PLAN

MEI PARTNERS
1035 S. Semoran Blvd., Suite 1029
Winter Park, FL 32792 CA 33154
P: 321.203.2852 | F: 321.203.2948
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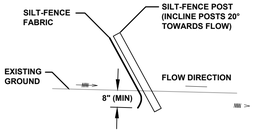


FDOT APPROVED TEMPORARY SILT-FENCE PRE-ASSEMBLED IN 100-FT ROLLS UTILIZING 2"X2"X4" WOODEN POSTS AT 8-FT O.C. MAXIMUM WITH 3-FT OF WOVEN GEOTEXTILE MATERIAL MEETING THE REQUIREMENTS OF SEC. 985-4, SIMILAR & EQUAL TO THAT SUPPLIED BY FIFIPIPE CO. OF TAMPA, FL.

NOTES
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AS FOLLOWS-

1. SILT-FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF ITS USE, IT SHALL BE REPLACED PROMPTLY.

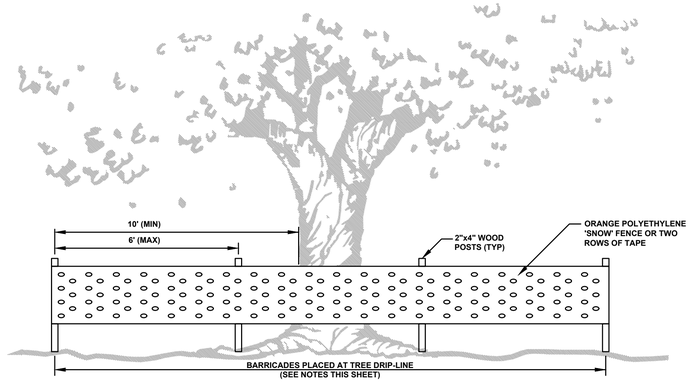
3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.

4. ANY SEDIMENT DEPOSITS LEFT IN PLACE AFTER THE SILT-FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE FINISHED GRADE, PREPARED, AND SEEDED.

SILT-FENCE DETAIL (TYP)

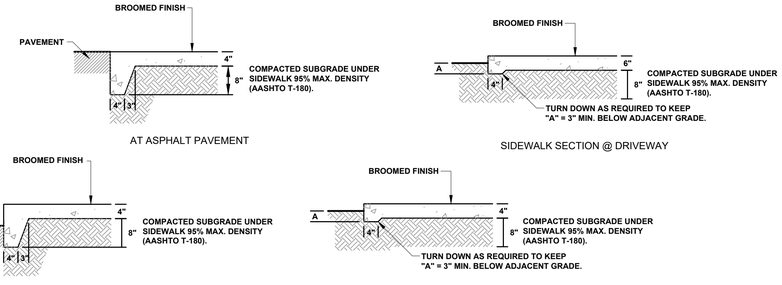
NOTE

TEMP. SILT-FENCE SINGLE ROW ALONG INSIDE OF PERIMETER OF P/L AND DOUBLE ROW LANDWARD OF ALL WETLAND BUFFERS. THE EROSION CONTROL MEASURES DEPICTED ON THE PLANS ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES SHALL BE UTILIZED BY THE CONTRACTOR AS NEEDED BASED ON ACTUAL SITE CONDITIONS.



TREE PROTECTION BARRICADE DETAIL

NTS

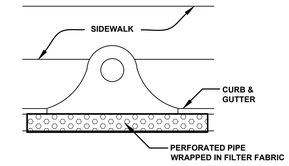


SIDEWALK NOTES

1. SIDEWALK TO BE 4-IN THICK CONCRETE (AS SHOWN ON SITE PLAN).
2. SIDEWALK TO HAVE 1/2" RADIUS TOOLED EDGES.
3. CONTRACTION JOINTS AT 5-FT INTERVALS.
4. EXPANSION JOINTS AT 30-FT O.C. AND SHALL BE CONTINUOUS ALONG CURB.
5. EXPANSION JOINTS SHALL CONSIST OF CONTINUOUS 1/2" x 6" BITUMINOUS EXPANSION STRIP.
6. SIDEWALK SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
7. AREA UNDER PROPOSED SIDEWALKS TO BE COMPACTED PER FDOT STANDARD SPECIFICATIONS 128-9.2.
8. DISTURBED AREAS TO BE SODDED.
9. SIDEWALK TO HAVE BROOMED FINISH.
10. CONCRETE SHALL BE CURED PER FDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 520-8.
11. MINIMUM SIDEWALK WIDTH 5-FT.

TYPICAL SIDEWALK SECTION

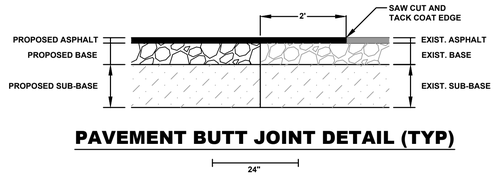
3'



COMPLETED / EXISTING INLET

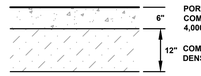
BMP DETAIL

NTS



PAVEMENT BUTT JOINT DETAIL (TYP)

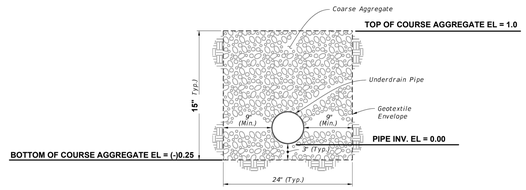
24"



NOTE
CONTRACTOR SHALL DIRECT ATTENTION TO GEOTECHNICAL ENGINEER'S REPORT AS LISTED IN THE GENERAL NOTES FOR PAVEMENT DESIGN NOTES AND RECOMMENDATIONS. CONTRACTOR SHALL FOLLOW GEOTECHNICAL ENGINEER'S RECOMMENDATION IF MORE STRINGENT THAN THAT SHOWN.

N. INDIAN RIVER DRIVE CONCRETE PAVING SECTION (TYP)

24"



NOTE -

REFER TO RECOVERY ANALYSIS AND UNDERDRAIN REPORT, ECS FLORIDA, DATED 10/23/2025.

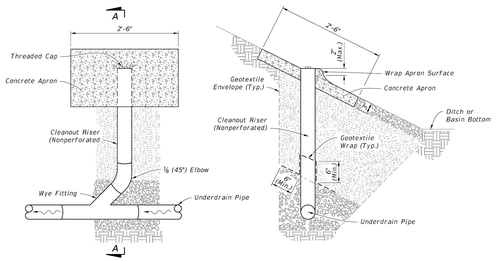
FOR SMF-1 AND SWALE CROSS-SECTION, REFER TO SHEET C501.

FDOT STANDARD SPECS. SEE SECTION 440 - UNDERDRAIN

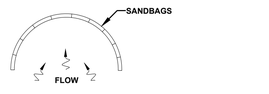
GEOTEXTILE ENVELOP SHALL BE MARAFI 700X OR APPROVED EQUIVALENT

MODIFIED FDOT TYPE II UNDERDRAIN DETAIL

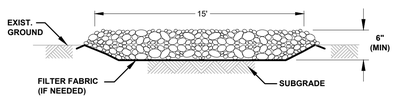
TYPE II



TYPE V CLEANOUT



PLAN VIEW



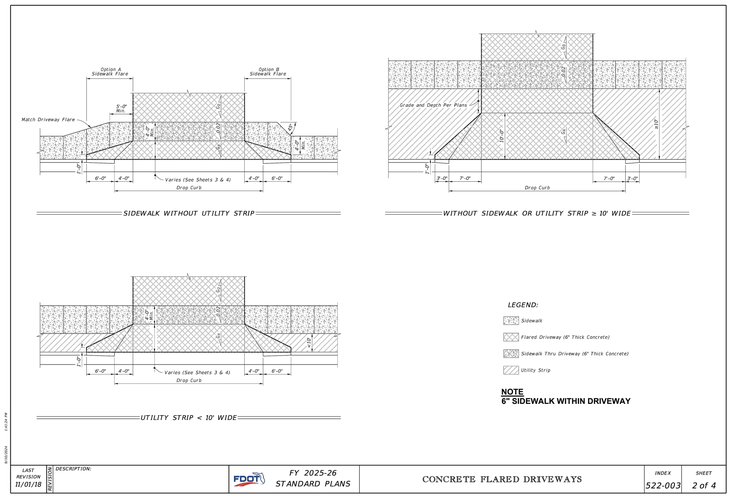
SECTION VIEW

NOTES

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT LOCATIONS DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFFSITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE CONSTRUCTION PROJECT SHALL BE DIRECTED THRU A STPD. BARRIERS, FLAGGING OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE STPD.
2. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING STPD AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
3. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION FOR GEOTEXTILE CRITERIA, FDOT INDEX NO. 199, AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.
4. AGGREGATES SHALL BE DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER AGGREGATE MAY BE SUBSTITUTED WITH APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OF THE PROJECT AND ARE UNSUITABLE.
5. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PREFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.
6. SEE PLANS FOR CONSTRUCTION ROAD LOCATION, D AND W DIMENSIONS.
7. THE NOMINAL SIZE OF A STANDARD STPD IS 15' X 50' UNLESS OTHERWISE SHOWN IN THE PLANS. IF THE VOLUME OF ENTERING AND EXITING VEHICLES WARRANT, A 30' WIDTH STPD MAYBE USED IF APPROVED BY THE ENGINEER.
8. ROADWAY SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE.

TEMPORARY SOIL TRACKING PREVENTION DEVICE STABILIZATION DETAIL

NTS



NOTE
6" SIDEWALK WITHIN DRIVEWAY

LAST REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	CONCRETE FLARED DRIVEWAYS	INDEX 522-003	SHEET 2 of 4
11/01/18	REVISION				

LAST REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	UNDERDRAIN	INDEX 440-001
11/01/23	REVISION			

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY FLORIDA DEPARTMENT OF TRANSPORTATION. WE TAKE NO EXCEPTION TO THE DESIGN.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY - RICHARD A. CAMPANALE, PE ON THE DATE ADJACENT TO THE SEAL.

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RICHARD A. CAMPANALE, PE 54745

JOB NO.	149001
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149001 COCOA VILLAGE BAY ESTATES

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DIXON BOULEVARD
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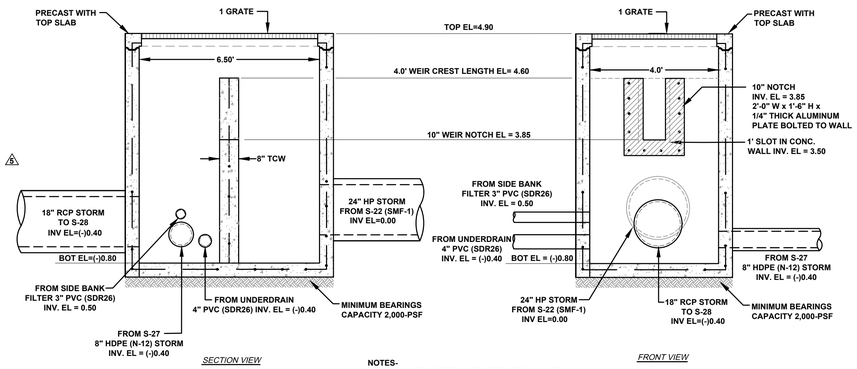
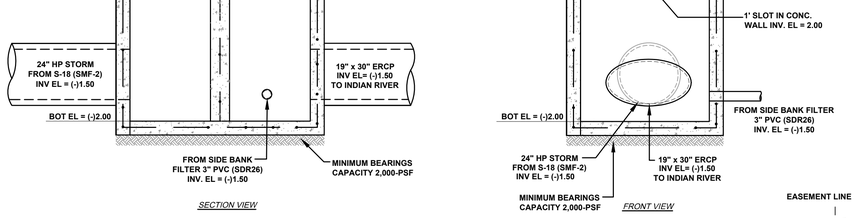


NOTES-
1. PIPES MUST NOT BE IN CONSTRUCTION JOINTS
2. PIPES SHALL BE FLUSH WITH INSIDE WALL
3. CONTROL STRUCTURE FOR SMF-1

CS-1 - MODIFIED TYPE "H" INLET

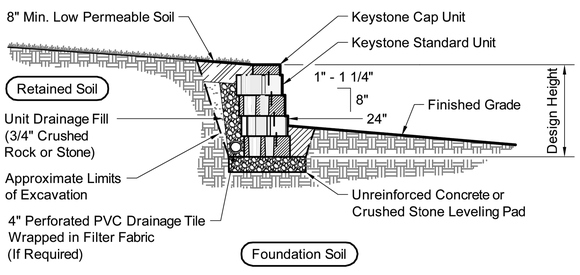
2'



NOTES-
1. PIPES MUST NOT BE IN CONSTRUCTION JOINTS
2. PIPES SHALL BE FLUSH WITH INSIDE WALL
3. CONTROL STRUCTURE FOR SMF-2

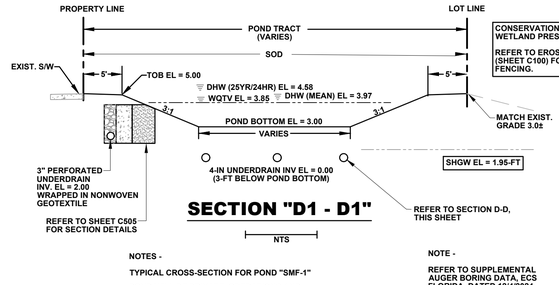
CS-2 - MODIFIED TYPE "H" INLET

2'



Typical Gravity Wall Section

Standard Unit - 1" Setback



CONSERVATION EASEMENT (TRACT "G") WETLAND PRESERVATION

REFER TO EROSION CONTROL PLAN (SHEET C100) FOR LOCATION OF SILT FENCING.

SECTION "D1 - D1"

NTS

NOTES -

TYPICAL CROSS-SECTION FOR POND "SMF-1"

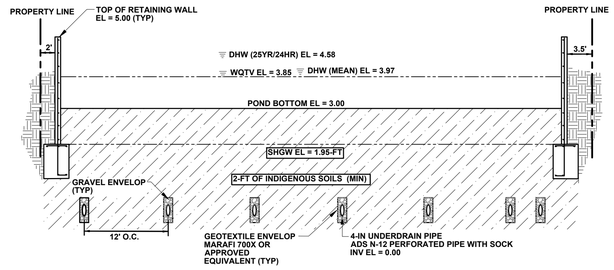
POND WILL BE PRIVATE. OPERATIONS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.

NOTE -

REFER TO SUPPLEMENTAL AUGER BORING DATA, ECS FLORIDA, DATED 12/4/2024.

REFER TO RECOVERY ANALYSIS AND UNDERDRAIN REPORT, ECS FLORIDA, DATED 7/18/2025.

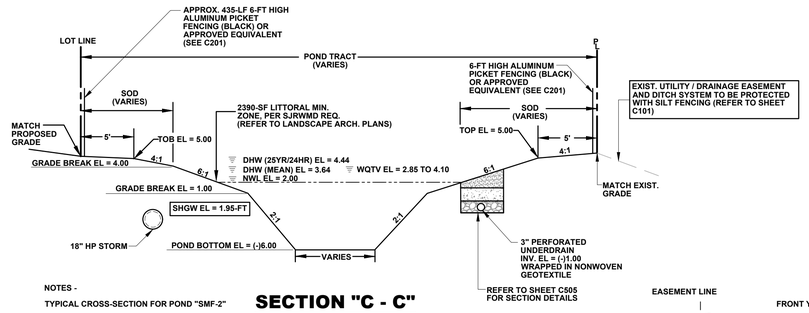
UNDERDRAIN SYSTEM, FDOT TYPE II, REFER TO SHEET C500.



SECTION "D - D"

4' HORIZONTAL 1' VERTICAL

TYPICAL DETAIL NOTE:
RETAINING WALLS TO BE DESIGNED AND PERMITTED BY OTHERS.



EXIST. UTILITY / DRAINAGE EASEMENT AND DITCH SYSTEM TO BE PROTECTED WITH SILT FENCING (REFER TO SHEET C101)

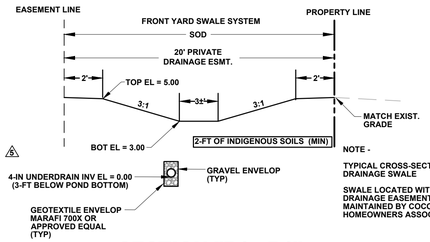
NOTES -

TYPICAL CROSS-SECTION FOR POND "SMF-2"

POND WILL BE PRIVATE, OPERATIONS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.

SECTION "C - C"

NTS



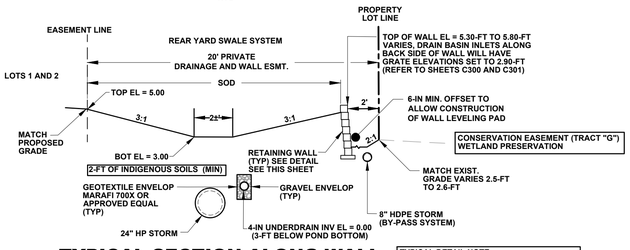
NOTE -

TYPICAL CROSS-SECTION FOR DRAINAGE SWALE

SWALE LOCATED WITHIN 20-FT PRIVATE DRAINAGE EASEMENT, TO BE OPERATED AND MAINTAINED BY COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.

SECTION "B1 - B1"

NTS



NOTE -

TYPICAL CROSS-SECTION FOR DRAINAGE SWALE

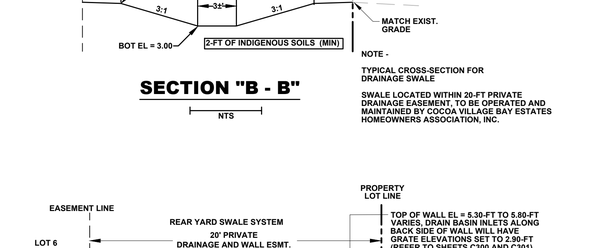
SWALE LOCATED WITHIN 20-FT PRIVATE DRAINAGE EASEMENT, TO BE OPERATED AND MAINTAINED BY COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.

TYPICAL SECTION ALONG WALL

SECTION A1 - A1

NTS

TYPICAL DETAIL NOTE:
KEYSTONE OR APPROVED EQUIVALENT SEGMENTAL WALL, REINFORCEMENT PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL REFER TO DESIGN SPECIFICATIONS AND PERMITTING TO BE PERFORMED BY OTHERS.



NOTES -

DRAINAGE EASEMENT WILL BE PRIVATE, OPERATIONS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.

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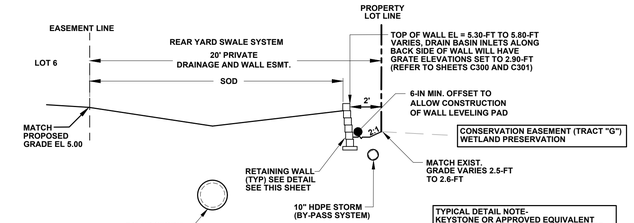
TYPICAL CROSS-SECTION FOR DRAINAGE SWALE

SWALE LOCATED WITHIN 20-FT PRIVATE DRAINAGE EASEMENT, TO BE OPERATED AND MAINTAINED BY COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.

SECTION "B - B"

NTS



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TYPICAL SECTION ALONG WALL

SECTION A - A

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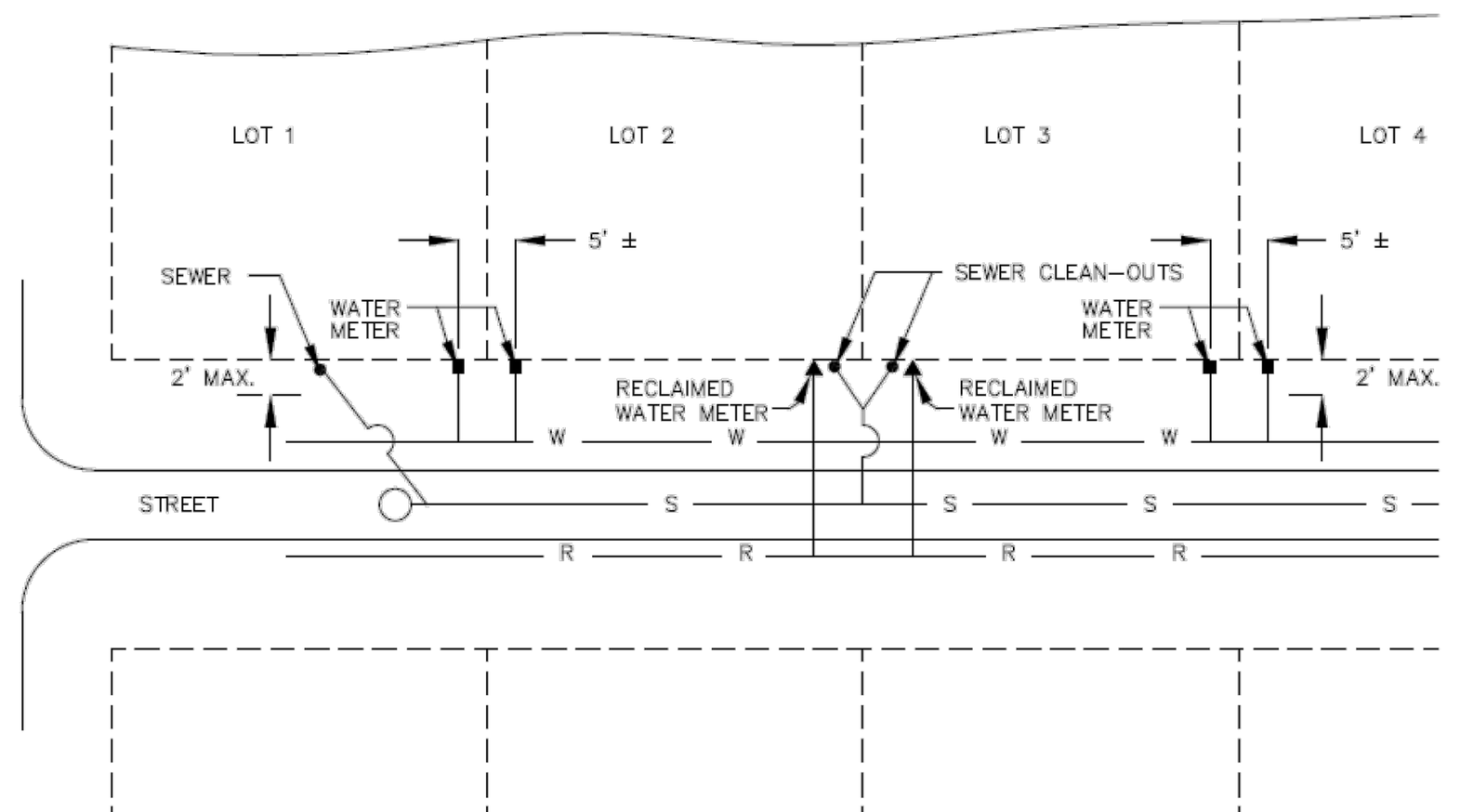
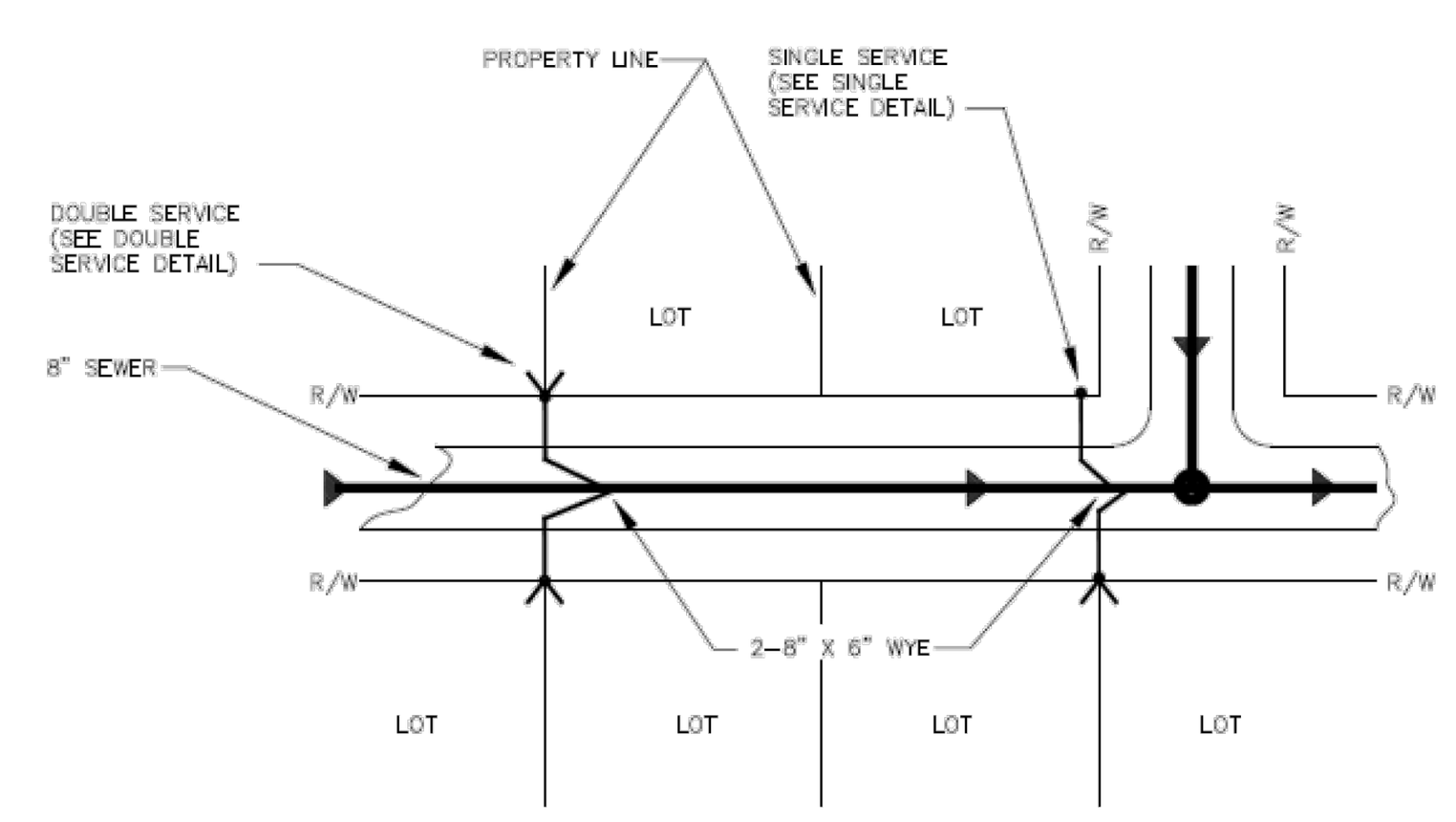


CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT
ENGINEERING DIVISION

TYPICAL LOT SERVICE LINE LOCATION

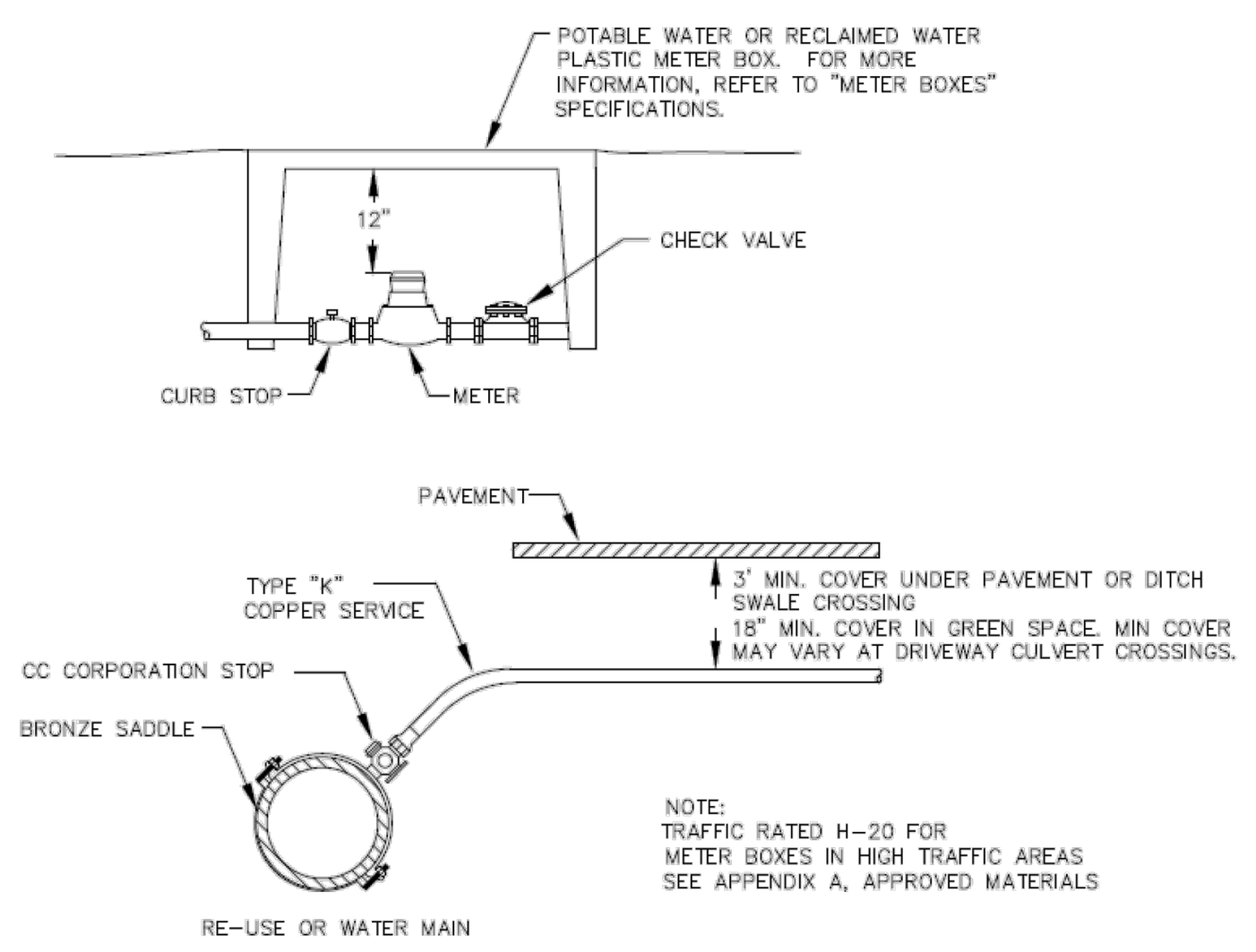
DRAWN BY: J. WILLIAMS | SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS | DATE: JANUARY 2024
DESIGN BY: | SHEET: 1 OF 1
ACAD NAME: TYPICAL LOT SERVICE LINE LOCATION



CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT
ENGINEERING DIVISION

TYPICAL SERVICE

DRAWN BY: J. WILLIAMS | SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS | DATE: JANUARY 2024
DESIGN BY: | SHEET: 1 OF 1
ACAD NAME: TYPICAL SERVICE



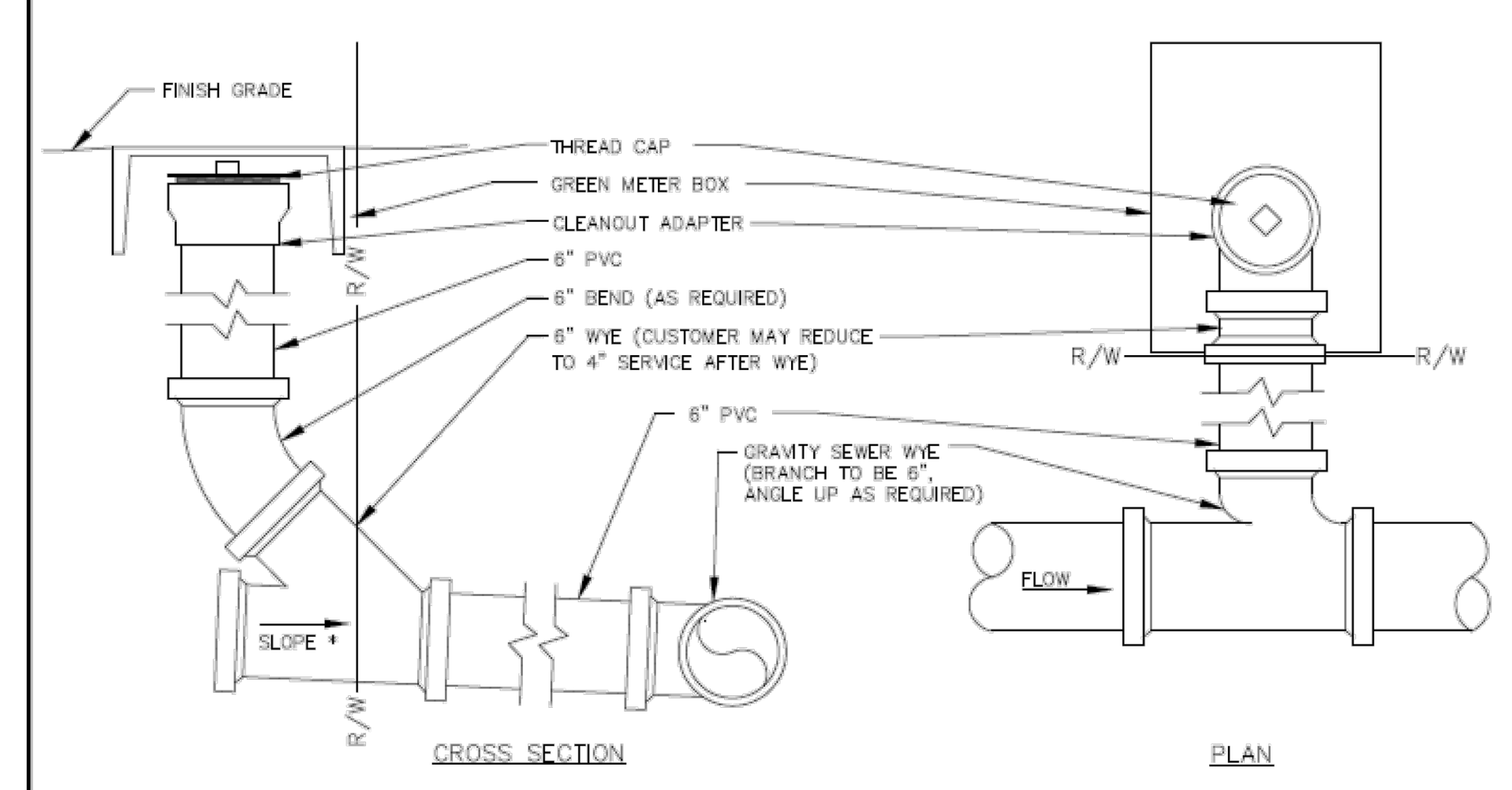
NOTE:

1. WHEN WITHIN BREVARD COUNTY ROW, ANY EXCAVATION WITHIN 8' OF THE EOP OR 3' FROM THE EDGE OF SIDWALK WILL REQUIRE SHORING TO PREVENT UNDERMINING.

CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT
ENGINEERING DIVISION

TYPICAL 3/4"- 2" SERVICE LINE

DRAWN BY: J. WILLIAMS | SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS | DATE: JANUARY 2024
DESIGN BY: | SHEET: 1 OF 1
ACAD NAME: TYPICAL SERVICE LINE

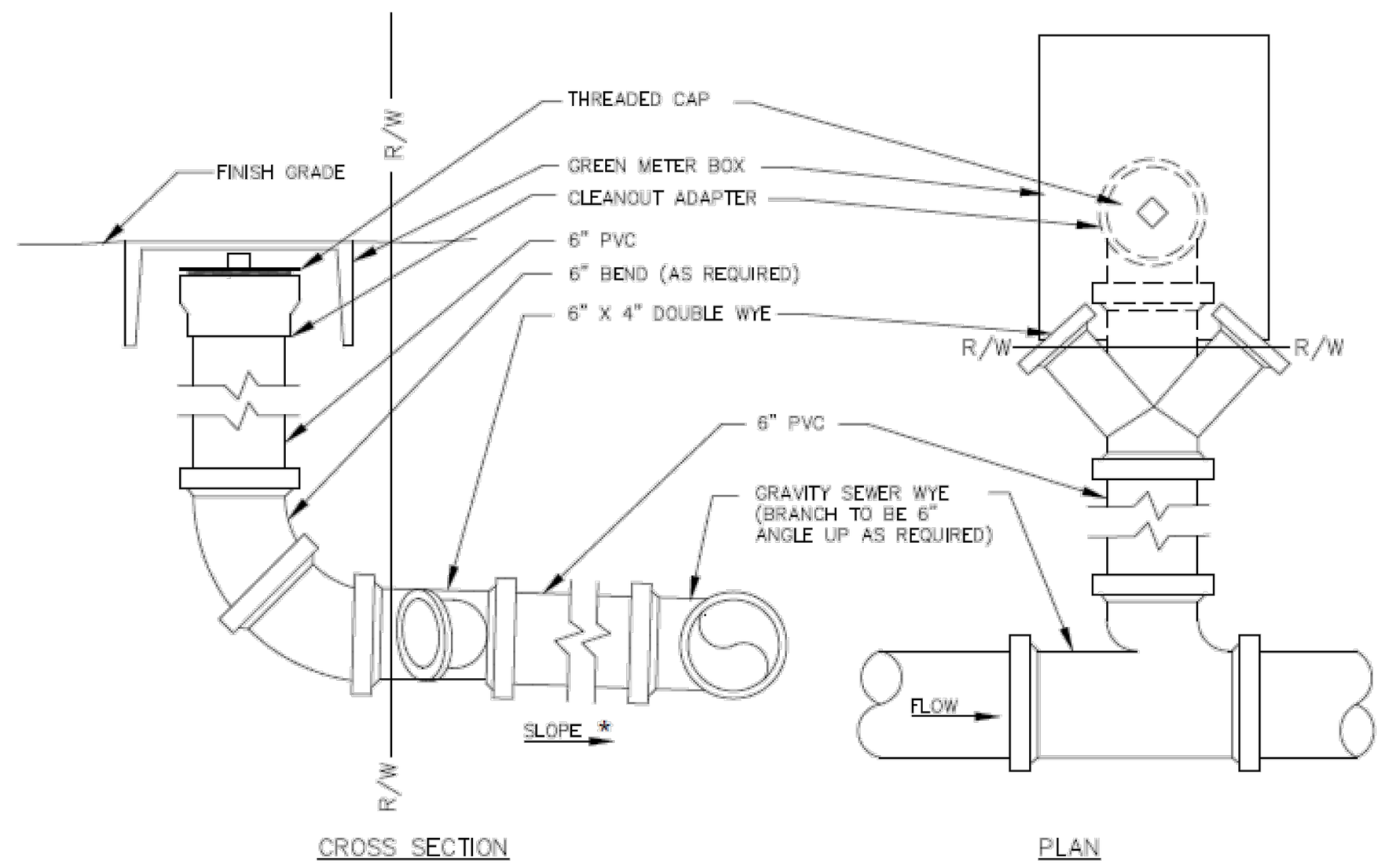


* MINIMUM SLOPE PER TECHNICAL SPECIFICATIONS

CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT
ENGINEERING DIVISION

SINGLE SERVICE DETAIL

DRAWN BY: J. WILLIAMS | SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS | DATE: JANUARY 2024
DESIGN BY: | SHEET: 1 OF 1
ACAD NAME: SINGLE SERVICE DETAIL

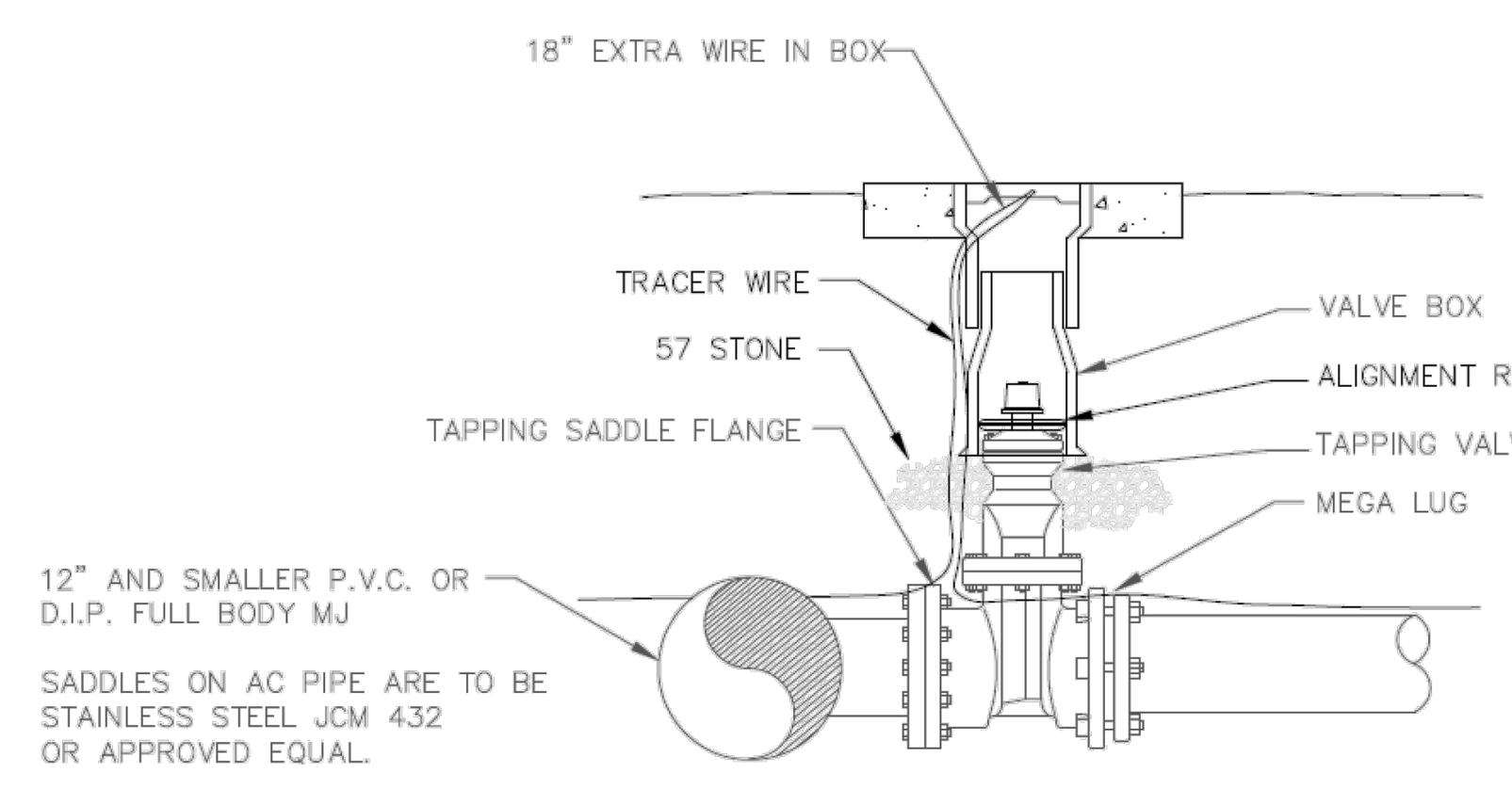


* MINIMUM SLOPE PER TECHNICAL SPECIFICATIONS

CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT
ENGINEERING DIVISION

DOUBLE SERVICE DETAIL

DRAWN BY: J. WILLIAMS | SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS | DATE: JANUARY 2024
DESIGN BY: | SHEET: 1 OF 1
ACAD NAME: DOUBLE SERVICE DETAIL



12" AND SMALLER P.V.C. OR D.I.P. FULL BODY MJ

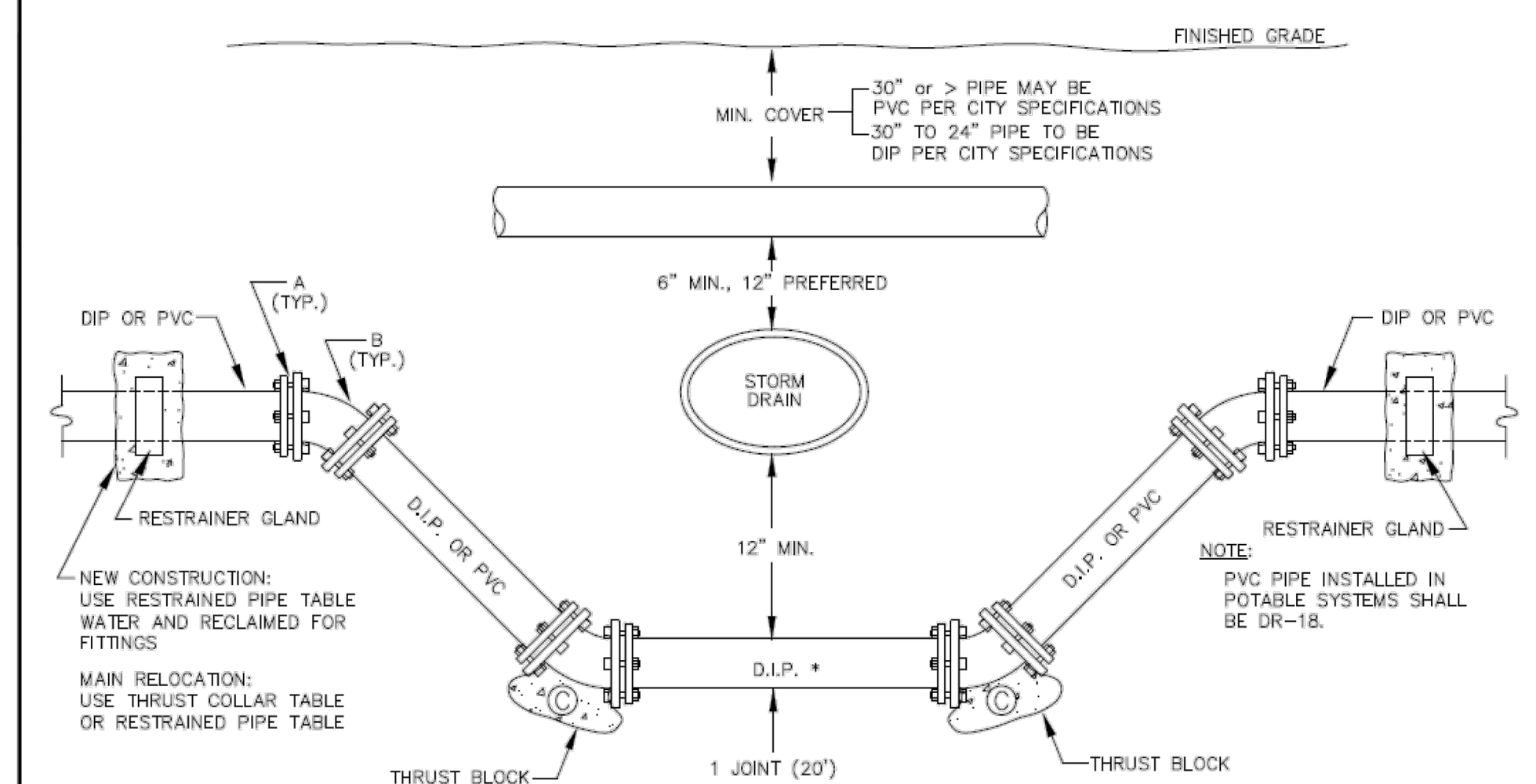
SADDLES ON AC PIPE ARE TO BE STAINLESS STEEL JCM 432 OR APPROVED EQUAL.

NOTE: FOR VALVE ASSEMBLY, SEE "VALVE" DETAIL

CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT
ENGINEERING DIVISION

TAPPING SADDLE AND VALVE

DRAWN BY: J. WILLIAMS | SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS | DATE: JANUARY 2024
DESIGN BY: | SHEET: 1 OF 1
ACAD NAME: TAPPING SADDLE AND VALVE



A-RESTRAINED JOINT
B-45° BEND (MJ)

* ALL PIPING UNDER STORM DRAINAGE TO BE DIP PER CITY SPECIFICATIONS
ALL PIPE CLEARANCES TO BE PER FDEP SPECIFICATIONS (CHAPTER - 62 - 610 FAC)

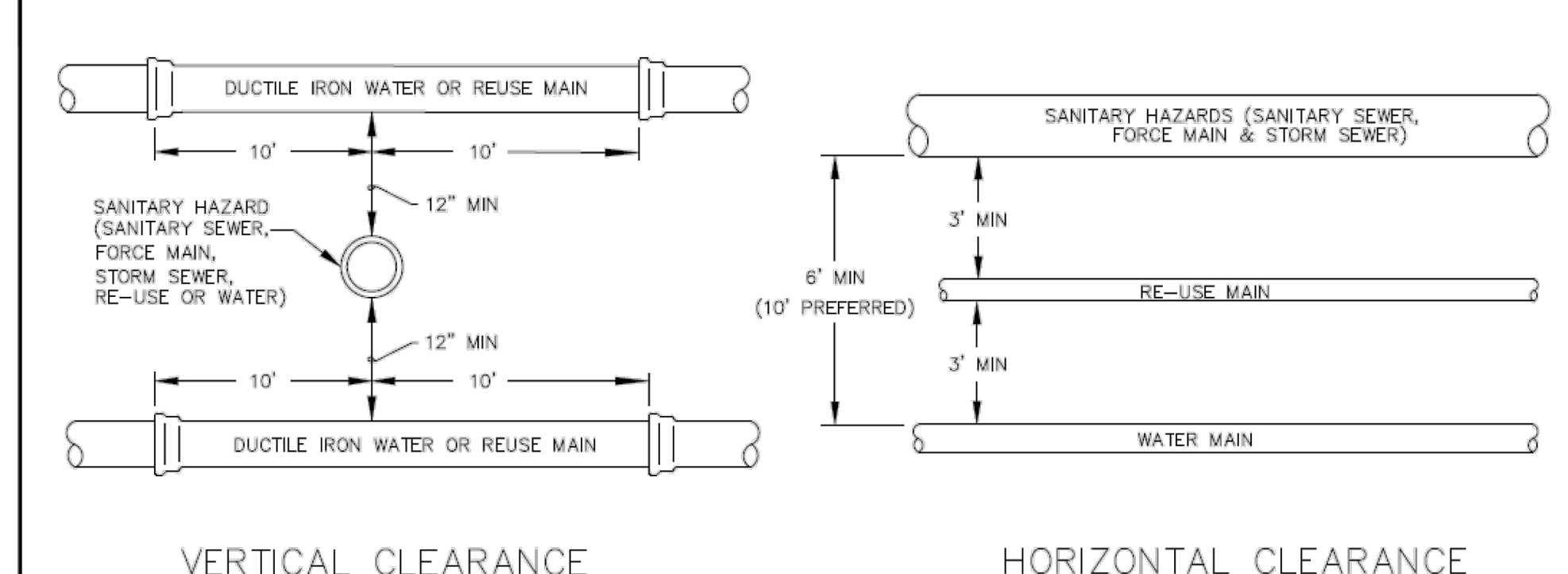
PER FDEP 62-555.314

CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT
ENGINEERING DIVISION

STORM DRAIN CROSSING

DRAWN BY: J. WILLIAMS | SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS | DATE: JANUARY 2024
DESIGN BY: | SHEET: 1 OF 1
ACAD NAME: STORM DRAIN CROSSING

1. IF DEPTH IS 30" OR >, PIPE MAY BE PVC PER CITY SPECIFICATIONS
2. IF DEPTH IS 30" TO 24", PIPE TO BE DIP PER CITY SPECIFICATIONS



PER FDEP 62-555.314

CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT
ENGINEERING DIVISION

TYPICAL REQUIRED SEPARATION

DRAWN BY: J. WILLIAMS | SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS | DATE: JANUARY 2024
DESIGN BY: | SHEET: 1 OF 1
ACAD NAME: TYPICAL REQUIRED SEPARATION

RESTRAINED PIPE TABLE
WATER AND RECLAIMED WATER MAINS

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

TYPE	PIPE SIZE							
	4"	6"	8"	10"	12"	16"	20"	24"
90° BEND	21	29	38	45	53	66	79	91
45° BEND	9	12	16	19	22	45	33	38
22-1/2° BEND	5	6	8	9	11	14	16	19
11-1/4° BEND	3	3	4	5	6	7	8	9
PLUG, BRANCH OF TEE, VALVE	58	82	107	128	151	193	234	273

NOTES:

1. FITTINGS SHALL BE RESTRAINED JOINTS.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. ALL LINE VALVES AND THROUGH RUN OF TEES SHALL BE RESTRAINED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:

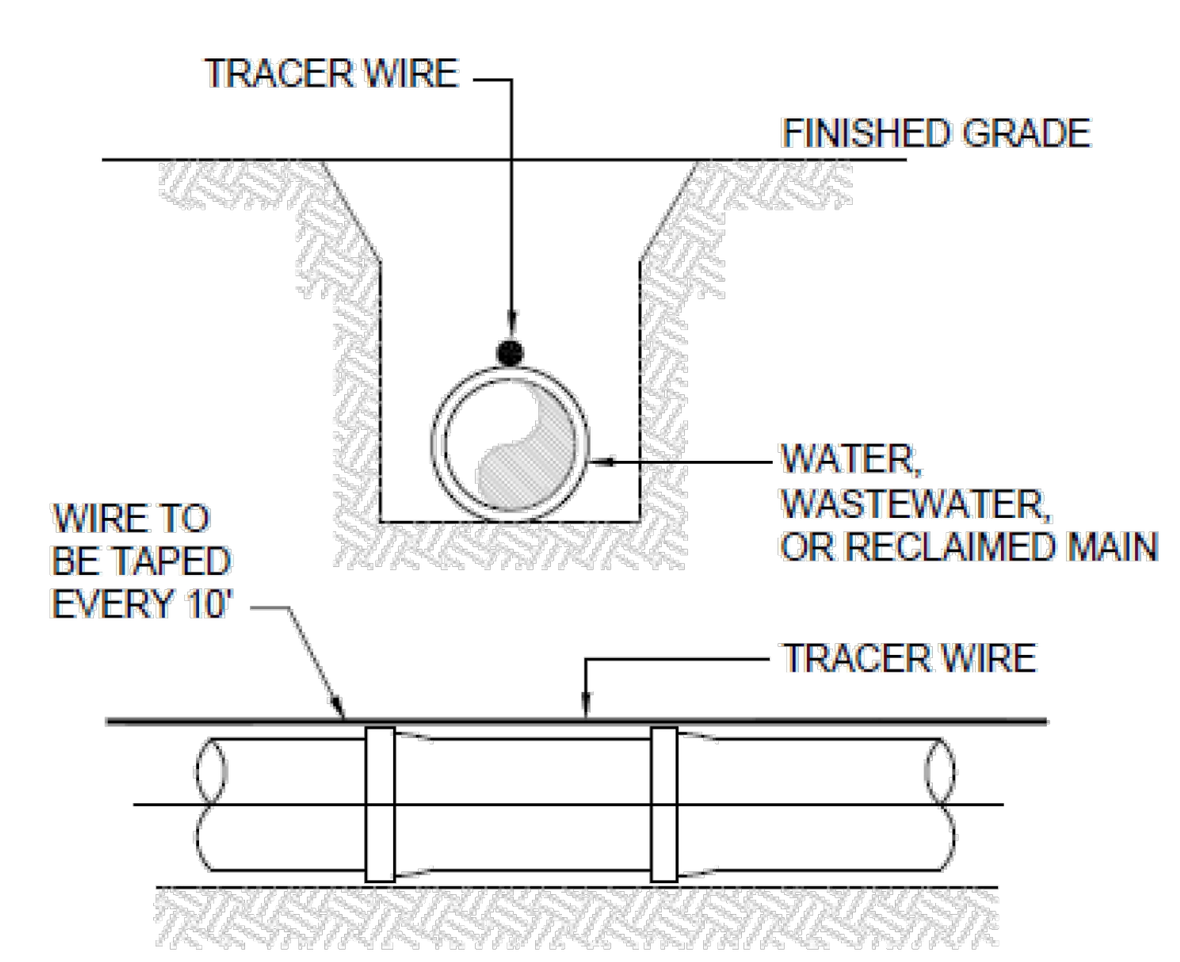
   WORKING PRESSURE: 150 PSI
   SOIL DESIGNATION: SM (SAND SILT)
   LAYING CONDITIONS: 3

6. TABLE IS FOR PVC AND WRAPPED DUCTILE IRON.

CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT
ENGINEERING DIVISION

RESTRAINED PIPE TABLE WATER & RECLAIMED WATER MAINS

DRAWN BY: J. WILLIAMS | SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS | DATE: JANUARY 2024
DESIGN BY: | SHEET: 1 OF 1
ACAD NAME: RESTRAINED PIPE TABLE WATER AND RECLAIMED



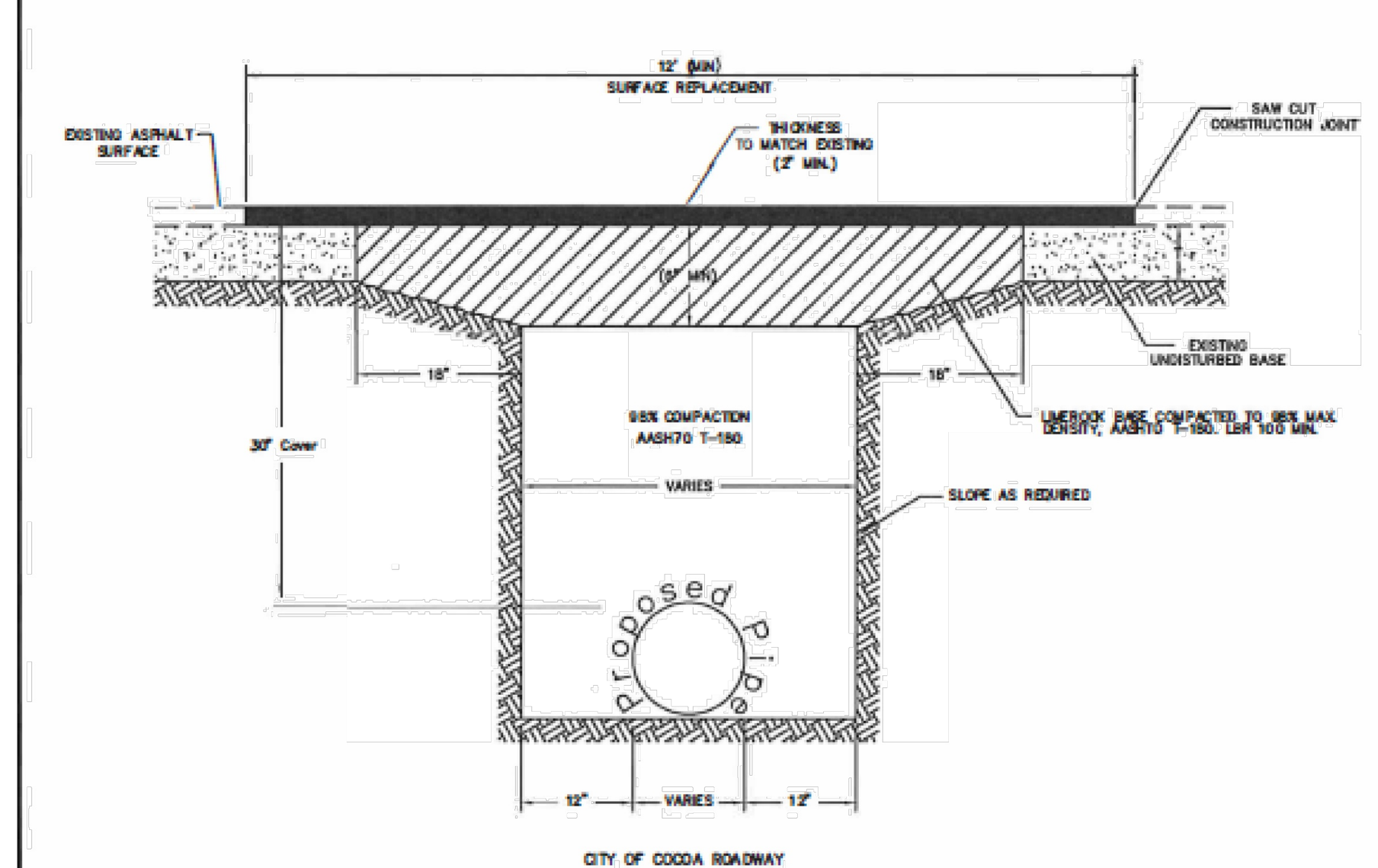
NOTES:

1. ALL PIPE SHALL REQUIRE INSULATED TRACER WIRE CAPABLE OF DETECTION AND SHALL BE TAPED EVERY 10' TO TOP CENTERLINE OF THE PIPE.
2. WIRE IS TO BE CONNECTED TOGETHER USING AN UNDERGROUND WIRE NUT WITH A SILICON BASED SEALANT.
3. SEE "TRACER WIRE" SPECIFICATIONS.

CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT
ENGINEERING DIVISION

TRACER WIRE DETAIL

DRAWN BY: J. WILLIAMS | SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS | DATE: JANUARY 2024
DESIGN BY: | SHEET: 1 OF 1
ACAD NAME: TRACER WIRE DETAIL



(CITY) PAVEMENT OPEN-CUT DETAIL
NTS

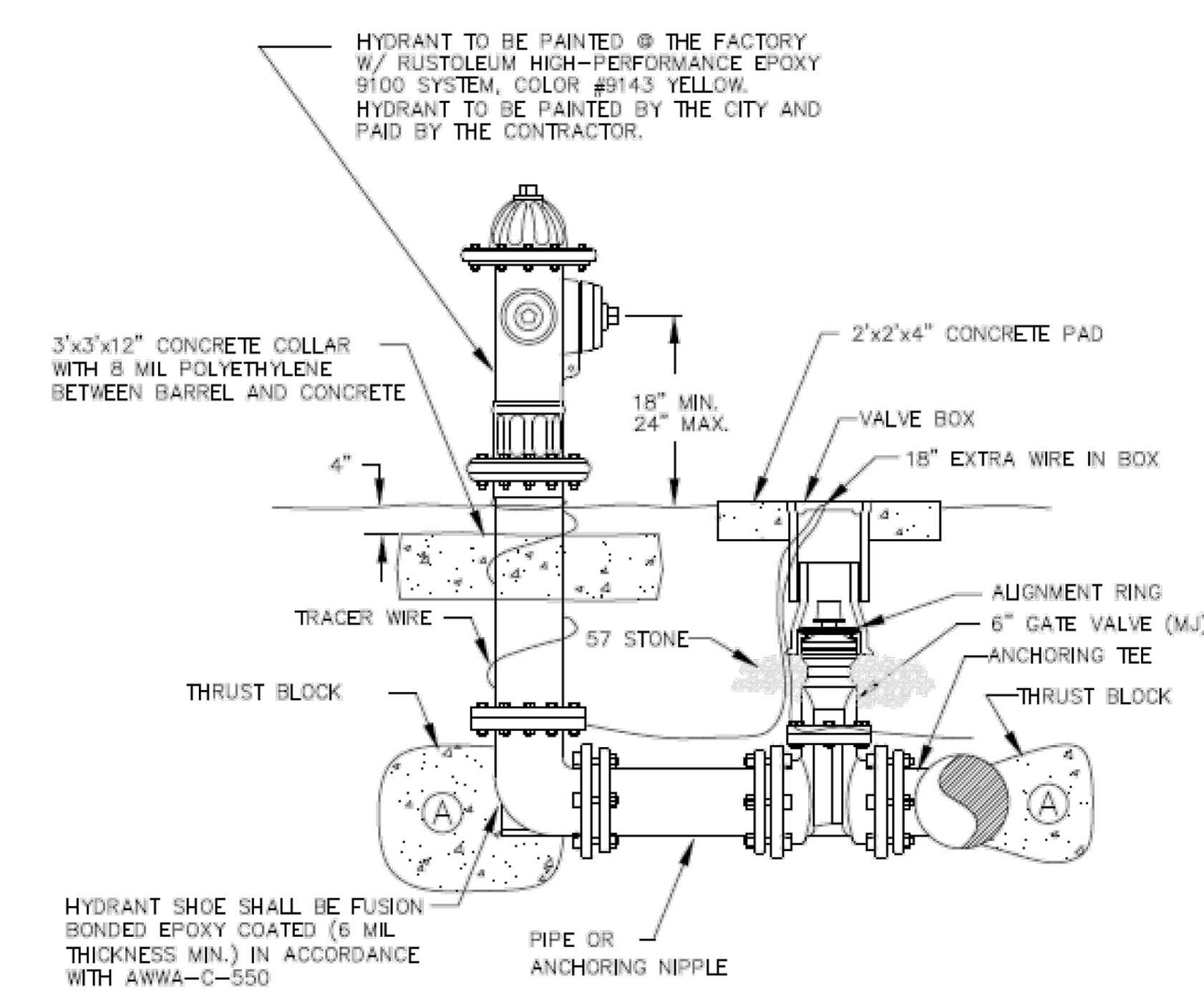
NOTES:

1.) ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
2.) SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.
3.) ALL STRIPING TO BE REPLACED.
4.) ORIGINAL PAVEMENT GRADE TO BE RESTORED.
5.) ALL COMPACTION TEST CONDUCTED BY QUALIFIED GEOTECHNICAL COMPANY

CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT
ENGINEERING DIVISION

CITY PAVEMENT OPEN CUT DETAIL

DRAWN BY: AW | SCALE: NOT TO SCALE
CHECKED BY: M. ARENAS | DATE: JANUARY 2024
DESIGN BY: | SHEET: 1 OF 1
ACAD NAME: CITY PAVEMENT OPENCUT DETAIL



NOTES:

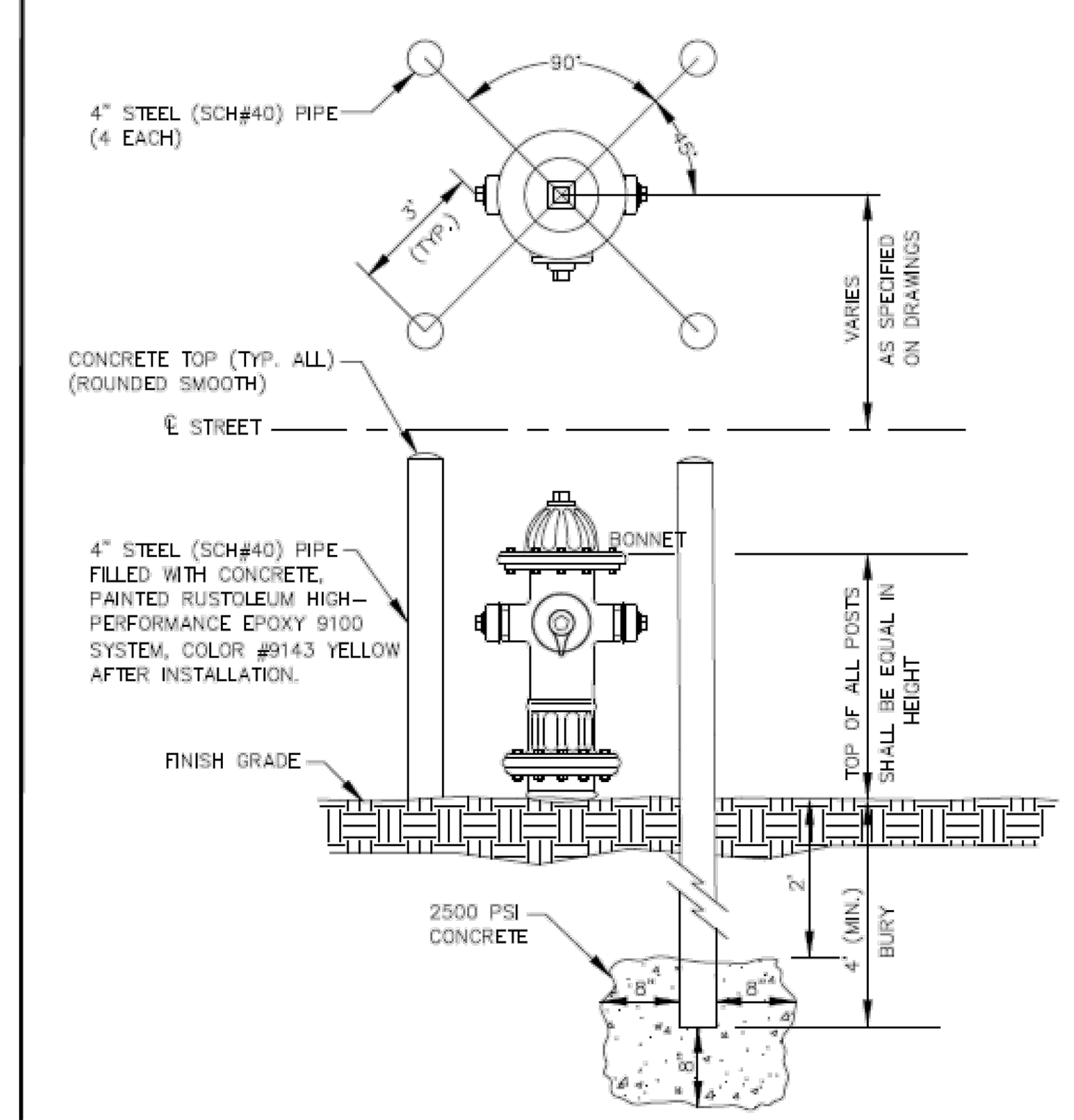
1. CITY CREWS WILL APPLY FINISH PAINT COAT.
2. HYDRANT RISERS WILL NOT BE PERMITTED.
3. FIRE HYDRANT WILL HAVE 18-8 TYPE 304 STAINLESS STEEL BOLTS AND NUTS (BONNET, TRAFFIC FLANGE AND SHOE).
4. SEE "FIRE HYDRANTS" SPECIFICATIONS.
5. PAINT PAID BY THE CONTRACTOR.

(A) REFER TO THRUST BLOCK NOTES AND DETAILS.

CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT
ENGINEERING DIVISION

FIRE HYDRANT DETAIL

DRAWN BY: J. WILLIAMS | SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS | DATE: JANUARY 2024
DESIGN BY: | SHEET: 1 OF 1
ACAD NAME: FIRE HYDRANT DETAIL



NOTES:

1. GUARD POSTS WILL BE FURNISHED & INSTALLED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
2. GUARD POSTS SHALL BE INSTALLED PLUMB AND LOCATED TO ALLOW UNRESTRICTED ACCESS TO PUMPER AND HOSE CONNECTIONS.
3. FIRE HYDRANT BALLARDS TO BE AT LEAST 3 FEET TALL ABOVE FINISH GRADE OR A FOOT ABOVE TOTAL HYDRANT HEIGHT.

CITY OF COCOA
Brevard County, Florida
UTILITIES DEPARTMENT
ENGINEERING DIVISION

FIRE HYDRANT GUARD POSTS

DRAWN BY: J. WILLIAMS | SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS | DATE: JANUARY 2024
DESIGN BY: | SHEET: 1 OF 1
ACAD NAME: FIRE HYDRANT GUARD POSTS

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY CITY OF COCOA UTILITIES 2024 STANDARD DETAILS WE TAKE NO EXCEPTION TO THE DESIGN.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY - RICHARD A. CAMPANALE, PE ON THE DATE ADJACENT TO THE SEAL.

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RICHARD A. CAMPANALE, PE 54745

JOB NO. 149001
SCALE: AS NOTED
START: 4/28/2023
DESIGN: KSH
DRAWN: KSH
CHECKED: KSH
APPROVED: KSH

NO	DATE	DESCRIPTION OF REVISION	REV BY
6	1/16/2026	RESPONSE TO CITY OF COCOA COMMENTS	
5	12/22/2025	RESPONSE TO SJRWMD COMMENTS	RAC
4	10/24/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
3	7/29/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
2	2/27/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
1	4/8/2024	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	QY

149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES
DIXON BOULEVARD
COCOA FLORIDA

CITY OF COCOA UTILITY STANDARD DETAILS

MEI PARTNERS
1035 S. Semoran Blvd., Suite 1029
Winter Park, FL 32792 CA 33154
P: 321.203.2852 | F: 321.203.2948
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SHEET
C502

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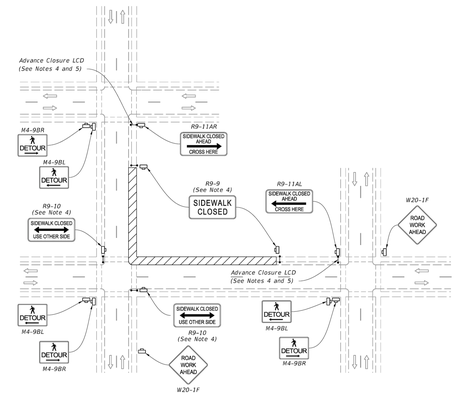
NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

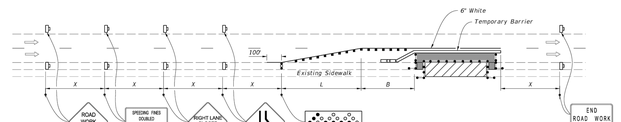
LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/20	REVISION				102-660	1 of 2

NOTES:

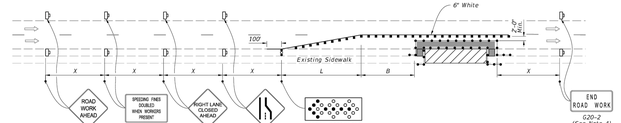
1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

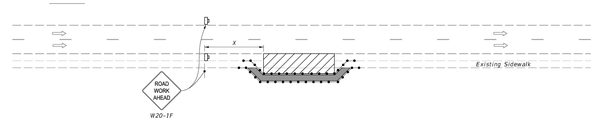
- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)



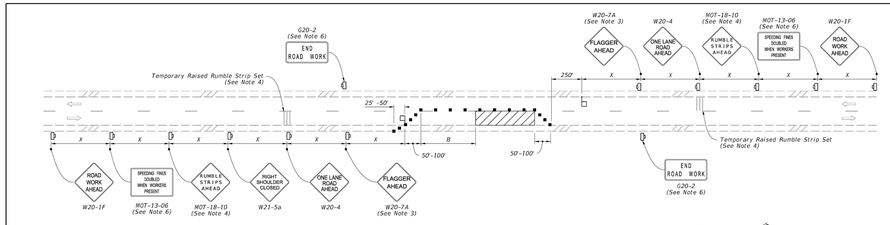
PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 45 mph or Less)



PEDESTRIAN SPECIAL DETOUR

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/23	REVISION				102-660	2 of 2

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY FLORIDA DEPARTMENT OF TRANSPORTATION. WE TAKE NO EXCEPTION TO THE DESIGN.



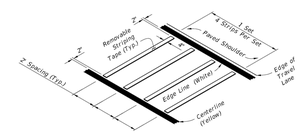
NOTES:

1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (MOT-18-10) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicles
   c. Pilot vehicles
   d. Traffic signals

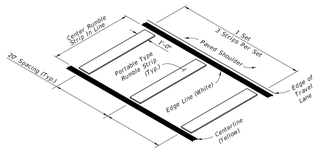
   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic



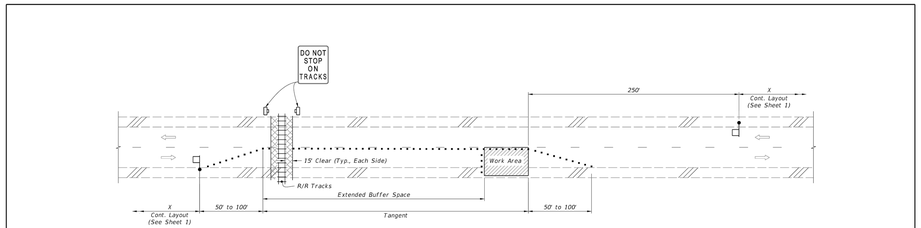
OPTION - 1
REMOVABLE STRIPING TYPE



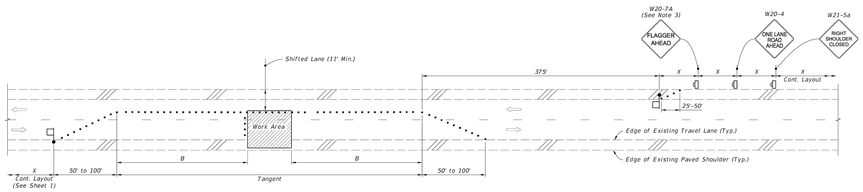
OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
11/01/21	REVISION				102-603	1 of 2



TEMPORARY RAILROAD CROSSING BUFFER SPACE EXTENSION



TEMPORARY LANE SHIFT TO SHOULDER WHEN WORK AREA ENCROACHES ON THE CENTERLINE
(For Work Operations In place 24 Hours or Less)

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic

SPECIAL CONDITIONS

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
11/01/21	REVISION				102-603	2 of 2

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RICHARD A. CAMPANALE, PE 54745

JOB NO. 149001
SCALE: AS NOTED
START: 4/28/2023
DESIGN: KSH
DRAWN: KSH
CHECKED: KSH
APPROVED: KSH

NO	DATE:	DESCRIPTION OF REVISION	REV BY
6	1/16/2026	RESPONSE TO CITY OF COCOA COMMENTS	RAC
5	12/22/2025	RESPONSE TO SJRWMD COMMENTS	RAC
4	7/29/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
3	2/27/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
2	10/25/2024	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	QY
1	4/8/2024	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	

149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES
DIXON BOULEVARD
COCOA FLORIDA

MISCELLANEOUS DETAILS

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Winter Park, FL 32792 CA 33154
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www.mei-partners.com

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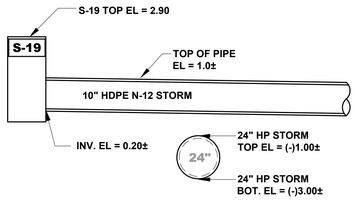
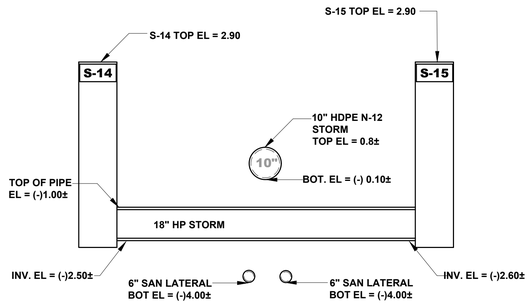
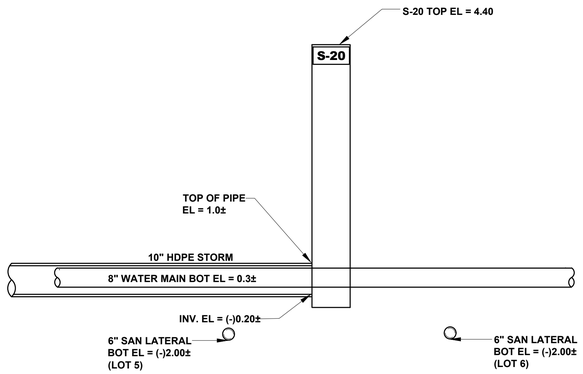
CONTRACTOR TO UTILIZE CITY OF COCOA STORM DRAIN CROSSING DETAIL SHOWING STORM AND WATER UTILITY CROSSING SPECIFICATIONS PROVIDED ON SHEET C502.



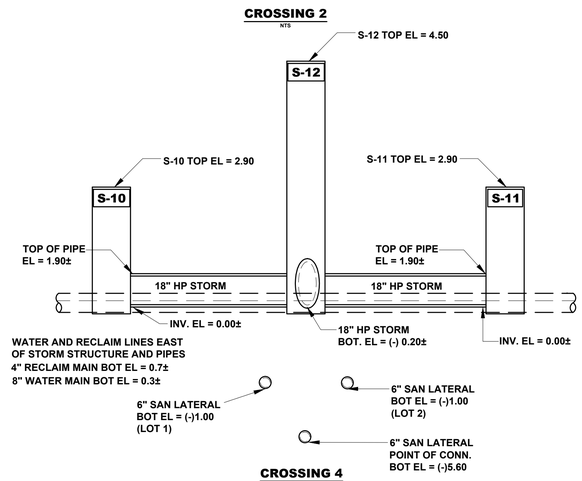


CROSSING 1
NTS



CROSSING 3
NTS

CROSSING 2
NTS



CROSSING 4
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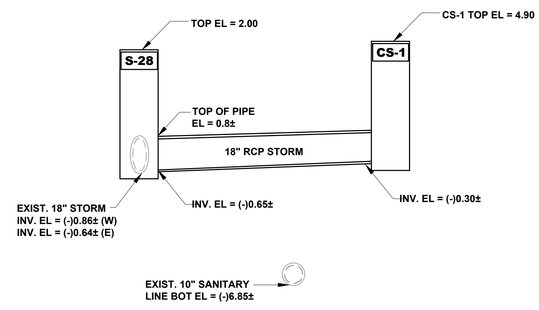
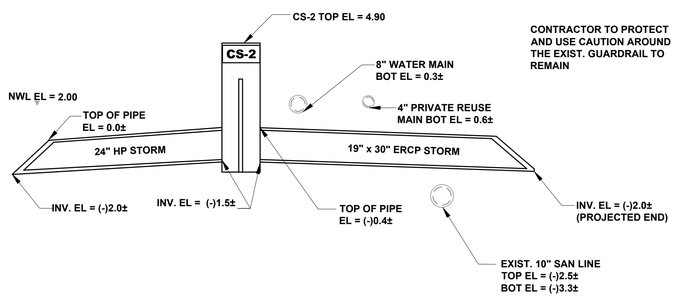


CROSSING 5
NTS



CROSSING 6
NTS

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RICHARD A. CAMPANALE, PE 54745

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JOB NO. 149001	
SCALE:	AS NOTED
START:	4/28/2023
DESIGN:	KSH
DRAWN:	KSH
CHECKED:	KSH
APPROVED:	KSH

NO	DATE:	DESCRIPTION OF REVISION	REV BY
6	1/16/2026	RESPONSE TO CITY OF COCOA COMMENTS	RAC
5	12/22/2025	RESPONSE TO SJRWMD COMMENTS	RAC
4	10/24/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
3	7/29/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
2	2/27/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
1	4/8/2024	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	QY

149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES
DIXON BOULEVARD
COCOA FLORIDA

UTILITY CROSSING DETAILS

MEI PARTNERS
1035 S. Semoran Blvd., Suite 1029
Winter Park, FL 32792 CA 33154
P: 321.203.2852 | F: 321.203.2948
www.mei-partners.com

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C504

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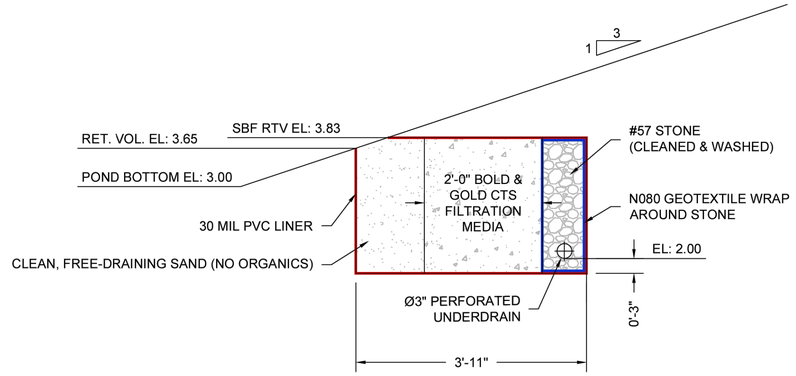
MATERIAL QUANTITIES	
FILTER LENGTH	47 LF
PERFORATED UNDERDRAIN LENGTH	46 LF
SAND SECTION AREA	3.22 SF
SAND BANK VOLUME	151 CF
BOLD & GOLD SECTION AREA	4.60 SF
BOLD & GOLD BANK VOLUME	216 CF
#57 STONE SECTION AREA	1.72 SF
#57 STONE BANK VOLUME	81 CF
N080 SEPARATION GEOTEXTILE	330 SF
30 MIL PVC LINER	632 SF

SIDE BANK FILTER SECTION
COCOA VILLAGE BAY ESTATES
COCOA BEACH, FL

FERGUSON WATERWORKS

FOR ADDITIONAL INFORMATION PLEASE CONTACT:
FERGUSON WATERWORKS,
1-800-448-3636, www.fergusongss.com



TYPICAL SIDE BANK FILTER SECTION DETAIL

SMF-1

NTS

MATERIAL QUANTITIES	
FILTER LENGTH	55 LF
PERFORATED UNDERDRAIN LENGTH	54 LF
SAND SECTION AREA	4.56 SF
SAND BANK VOLUME	251 CF
BOLD & GOLD SECTION AREA	9.96 SF
BOLD & GOLD BANK VOLUME	548 CF
#57 STONE SECTION AREA	3.77 SF
#57 STONE BANK VOLUME	207 CF
N080 SEPARATION GEOTEXTILE	726 SF
30 MIL PVC LINER	779 SF

SIDE BANK FILTER SECTION
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COCOA BEACH, FL

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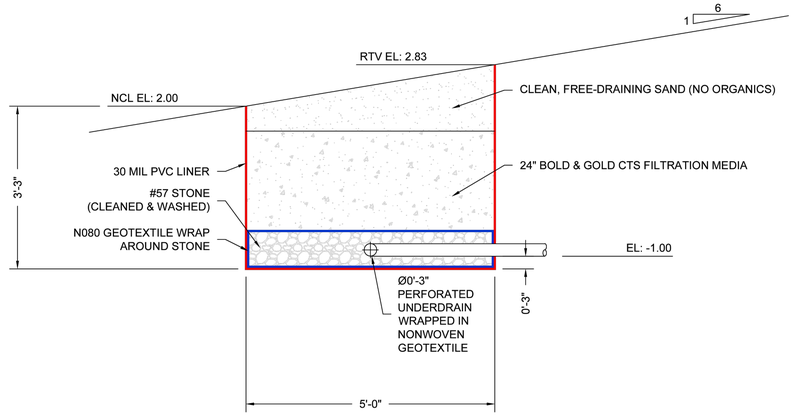

TYPICAL SIDE BANK FILTER SECTION DETAIL

SMF-2

NTS

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149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES
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SIDE BANK FILTER SECTIONS

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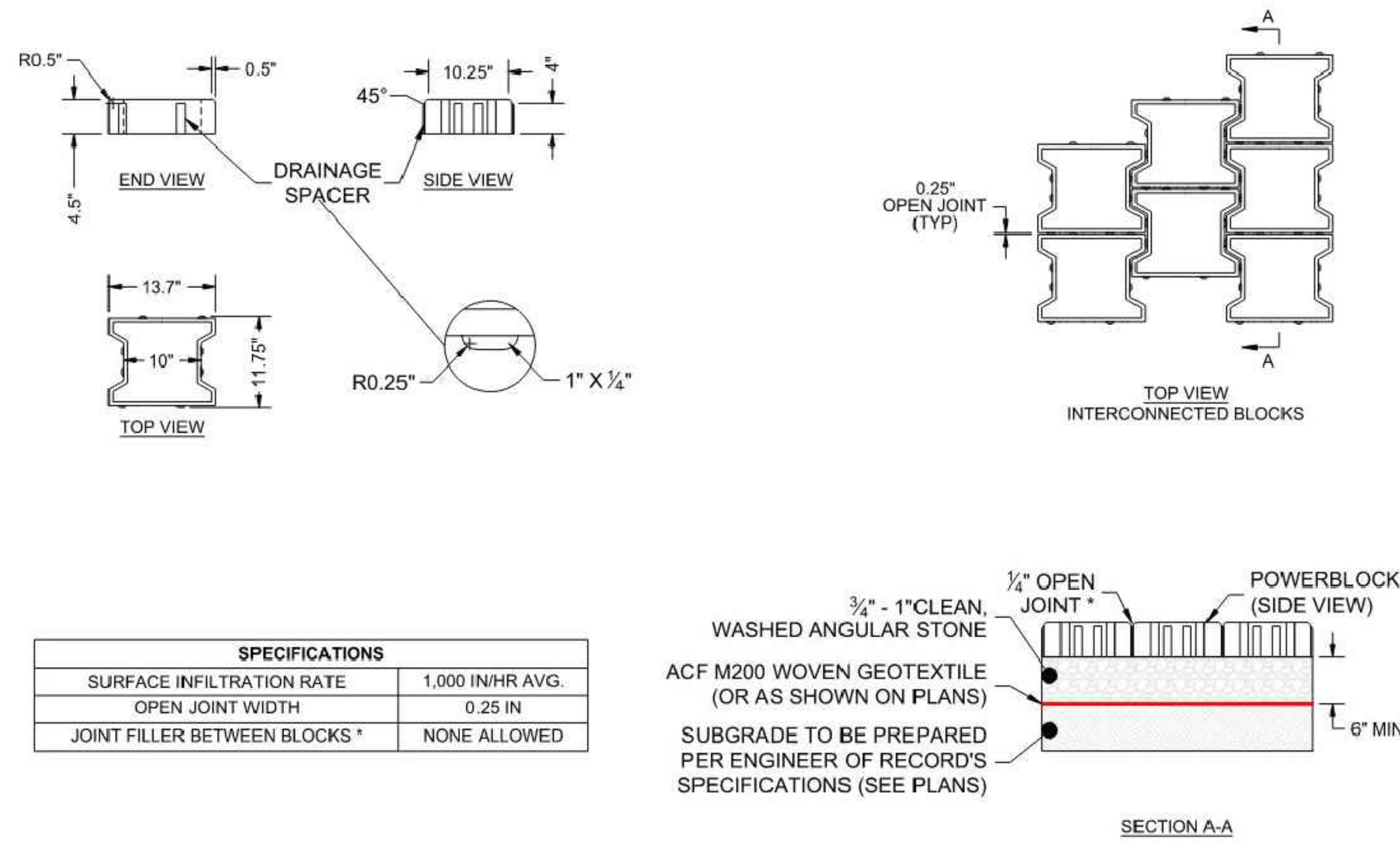

SPECIFICATIONS	
SURFACE INFILTRATION RATE	1,000 IN/HR AVG.
OPEN JOINT WIDTH	0.25 IN
JOINT FILLER BETWEEN BLOCKS *	NONE ALLOWED

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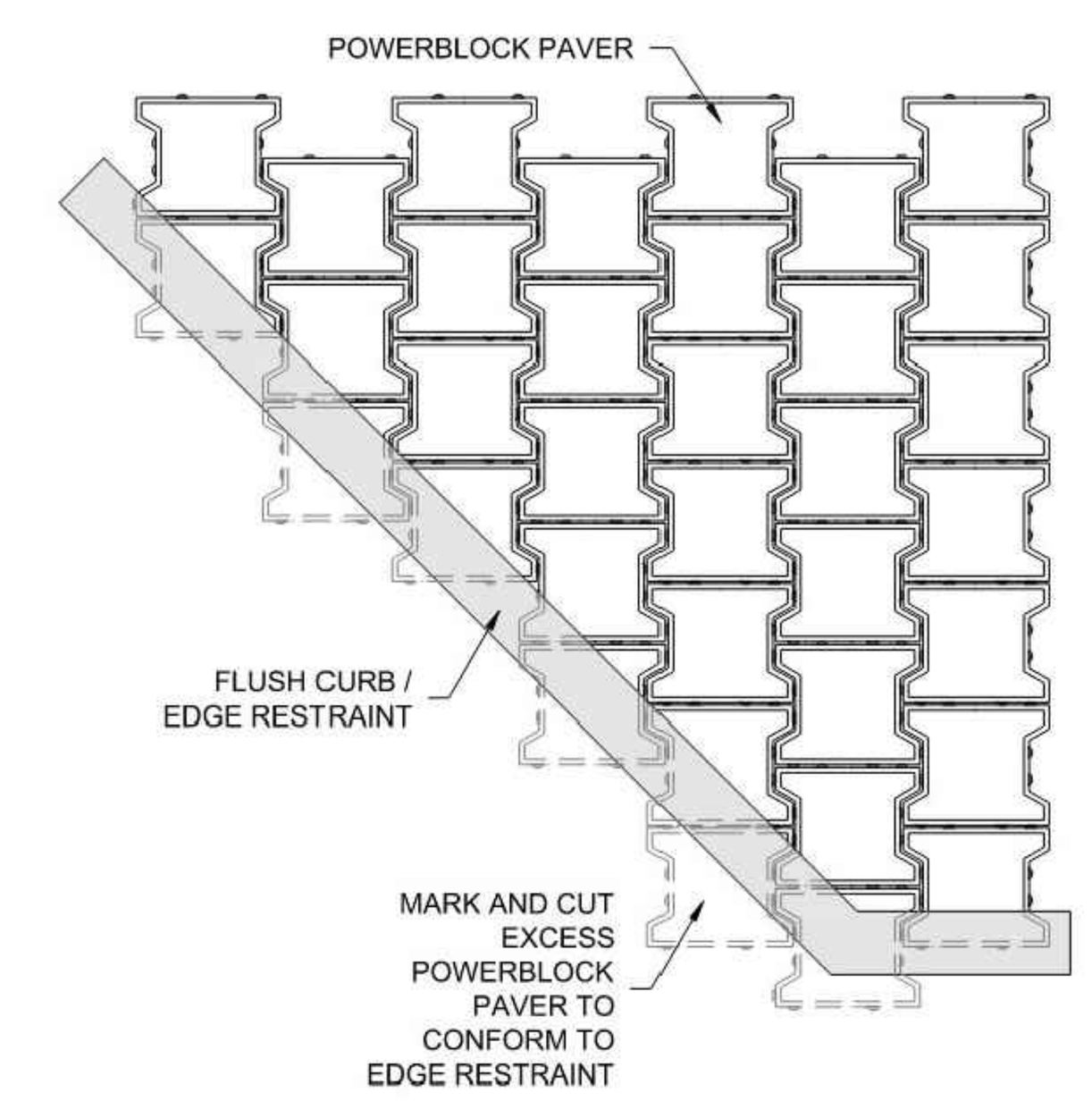
NOT TO SCALE 10/29/24
POWERBLOCK STANDARD DETAIL AND SECTION



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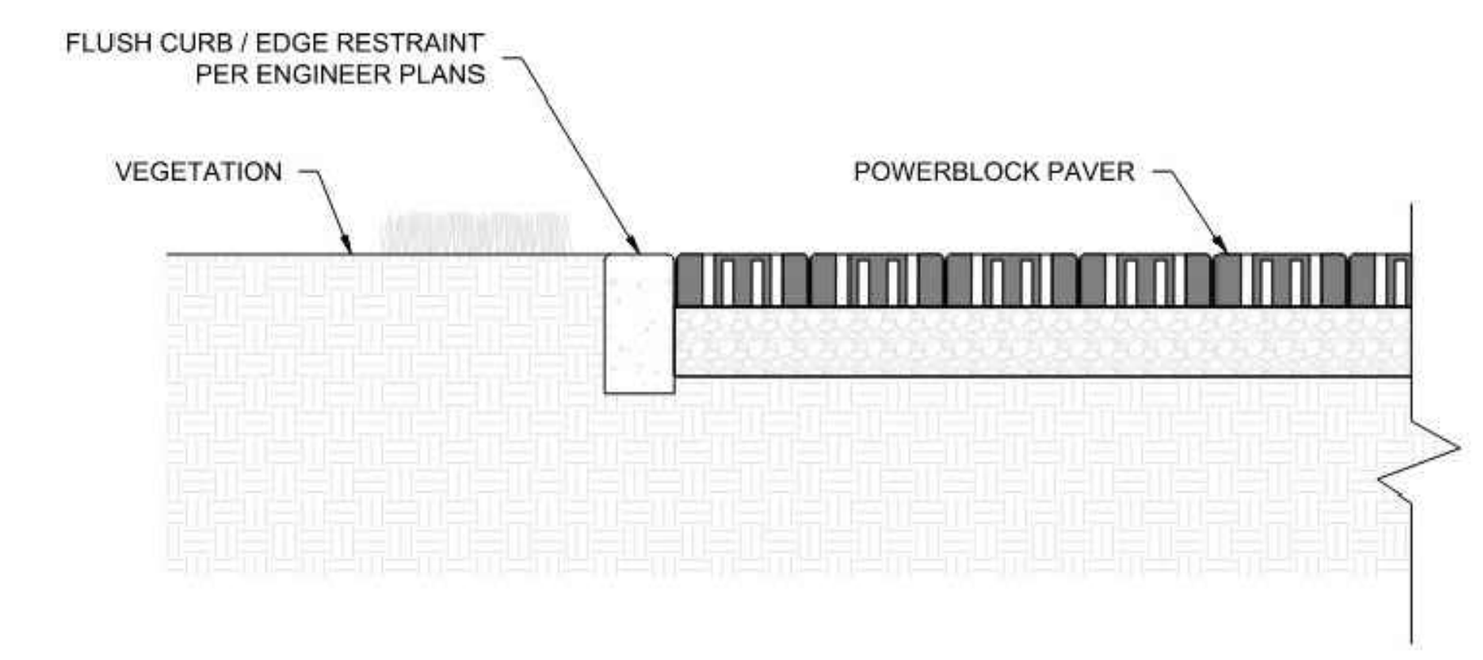
NOT TO SCALE 11/06/2022
POWERBLOCK EDGE CUT DETAIL



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NOT TO SCALE 11/06/2022
POWERBLOCK W/ EDGE RESTRAINT & GRASS DETAIL

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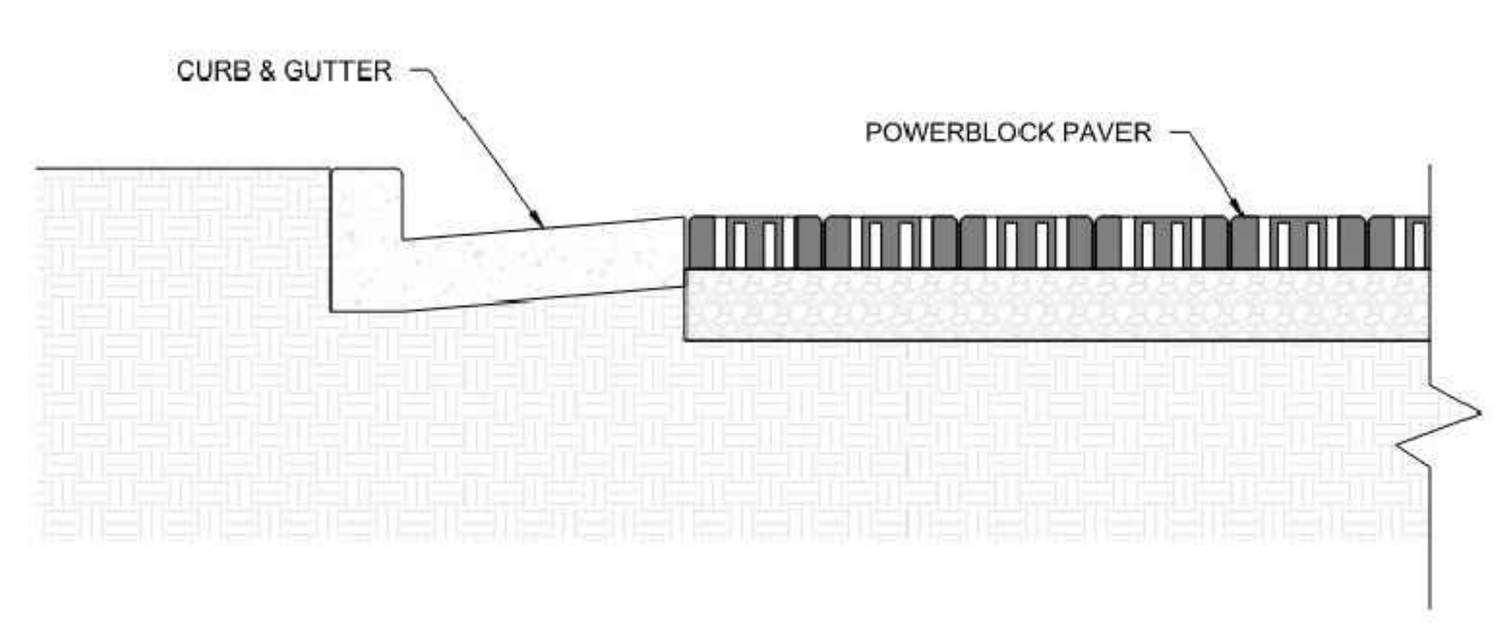

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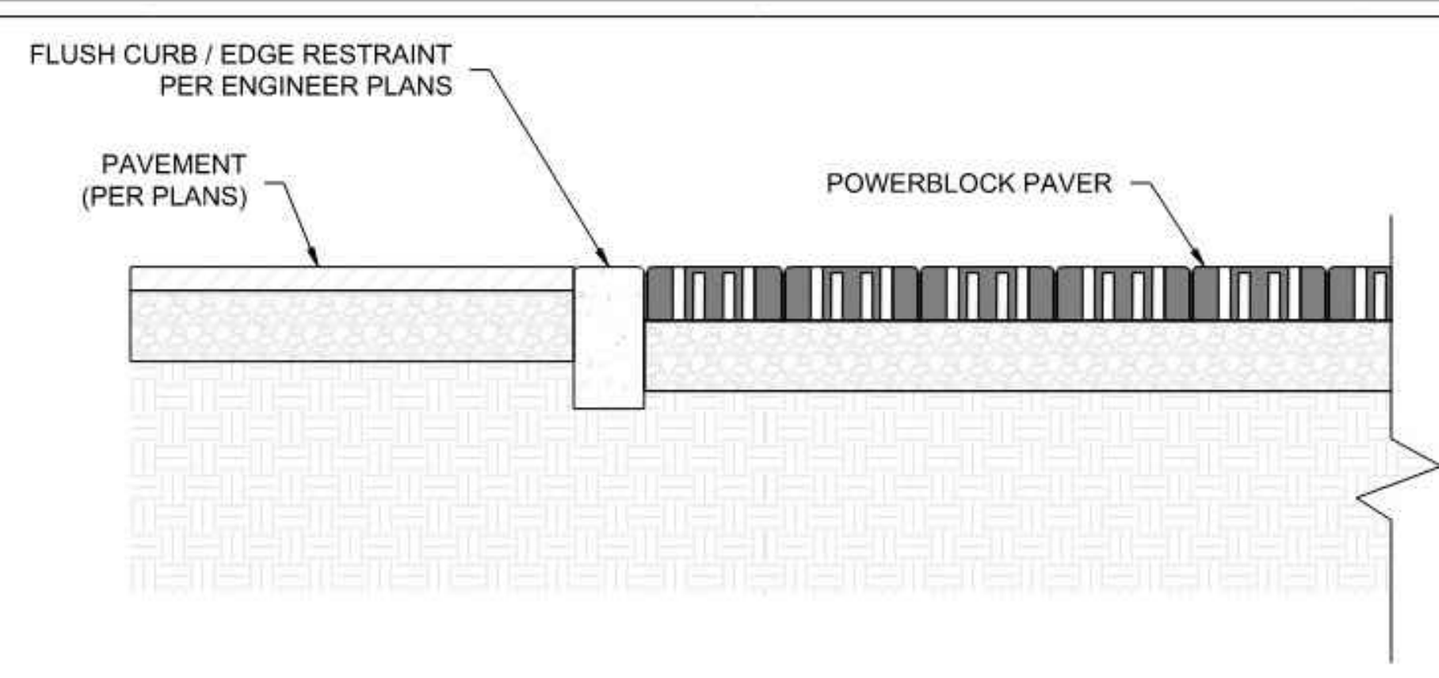
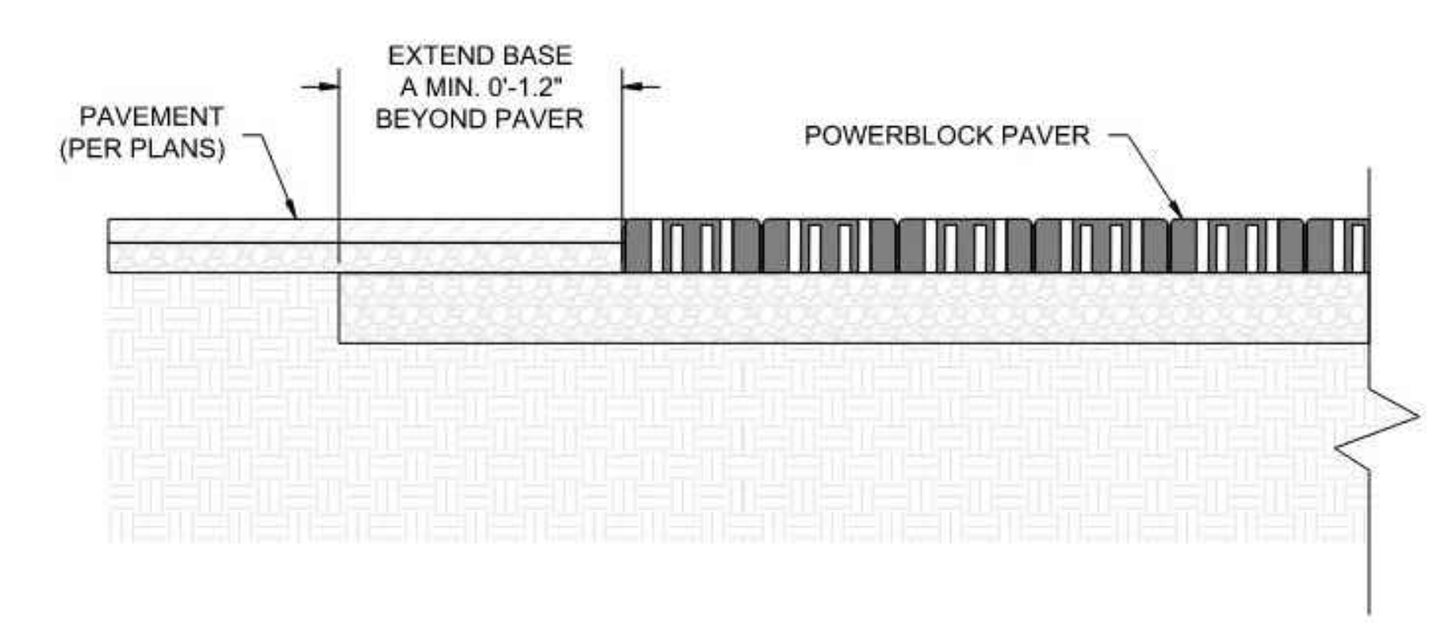
NOT TO SCALE 11/06/2022
POWERBLOCK W/ GUTTER EDGE RESTRAINT DETAIL



POWERBLOCK W/ EDGE RESTRAINT & PAVEMENT DETAIL



POWERBLOCK W/O EDGE RESTRAINT DETAIL

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NOT TO SCALE 11/06/2022
POWERBLOCK W/ PAVEMENT AND WITH AND WITHOUT EDGE RESTRAINT DETAIL

POWER BLOCK PERMEABLE PAVER

STORMWATER MANAGEMENT

INSTALLATION GUIDELINES

SUBGRADE:
Prepare subgrade as noted on plans. If infiltration into native soils is desired, compaction of underlying subgrade soil should be avoided or minimized. Subgrade should be uniform, level, and free of lumps, debris, roots, and other organic material. All questions about the adequacy of the subgrade should be directed to the owner's engineer, who will approve the subgrade conditions prior to placement of the stone base.

GEOTEXTILE:
Place a woven monofilament geotextile, such as M200 Woven Monofilament or as specified in the contract documents, on the subgrade base and sides of the excavation to prevent contamination of the clean aggregate base. Overlap seams a minimum of 12-inches in all directions, or as shown on plans.

BASE:
Install base materials in layers - uniformly spread and compacted as shown on plans and as noted in Part 3, Section 1C of the PowerBlock Specification. The finished surface should be rolled first, and then finished compacted with a minimum 10,000 lb. (centrifugal force) vibratory plate compactor in with at least two passes in both the perpendicular and parallel directions. Compaction is complete when no movement of base materials is observed. Base shall be a smooth, plane surface, firm and non-yielding prior to placement of the PowerBlock.

Completed base shall be proof rolled and approved by engineer. Reconstruct areas where deflection exceeds acceptable limits as determined by engineer.

PAVERS:
Inspect PowerBlock pavers, ensuring they are free of foreign material before installation.

Set PowerBlock pavers as shown on plans, within the specified orientation, lines and grades shown on plans. Pavers shall be installed straight and true to the required lines. Ensure joint widths are consistent throughout installation. It is typically preferable to begin along a critical edge (such as a curb) to minimize number of fields cuts, working from the lowest elevations to the highest. Continue installing blocks adjacent to previously installed units.

EDGING:
Edge restraints are important to prevent PowerBlock from shifting after placement, particularly on installations subject to traffic loads. In traffic areas without a gutter or vertical curb, a flush curb or asphalt can be installed level with the top of the blocks. It is much easier to install all edge restraints AFTER PowerBlock has been installed.

- If edge restraints are installed after placement of PowerBlock, cover pavers with fabric to protect blocks from concrete splatter and debris during installation.
- If edge restraints are installed prior to placement of PowerBlock, pavers will need to be cut as needed to accommodate field conditions and to achieve a consistent pattern and smooth finished edge. Chip stone may be used to fill minor gaps around edges of PowerBlock if desired, and concrete may be used around utility cut-outs.

FINISHING:
When a substantial area of PowerBlock pavers has been installed, the pavers shall be static rolled to ensure a consistent top elevation. Replace pavers that are broken, substantially chipped, or stained during construction.

The joints between the blocks MUST NOT be backfilled with aggregates or sand. The joints shall be left open throughout the life of the system, including following maintenance of the permeable pavement.

PROTECTION:
If construction is on-going after completing the PowerBlock installation, protect the system from construction equipment tracking or sedimentation from runoff to prevent premature contamination and unnecessary clogging of open joints.

POWER BLOCK PERMEABLE PAVER

STORMWATER MANAGEMENT

SPECIFICATION

PART 1 GENERAL

1. **Related Documents**
   A. Drawings, technical specifications, and general provisions of the Contract as modified herein apply to this section.

2. **Description of the Work Included**
   A. Provide excavation and base preparation per geotechnical engineer's recommendations and/or as shown on the design drawings.
   B. Provide and install PowerBlock® and all related products including base materials, geotextiles, and geogrids per the manufacturer's installation guidelines provided in this section.
   C. Perform post-installation testing.
   D. Protect PowerBlock® system from contamination due to construction traffic and construction sedimentation after installation until the site is completely stabilized.

3. **Quality Assurance**
   A. Installation Contractor shall demonstrate the following experience:
      1. A minimum of three permeable pavement projects completed within the last 2 years of a similar or larger size and complexity.
      2. A minimum of 25,000 square feet of permeable pavement installed within the last 2 years.
      3. Installation Contractor experience requirement may be waived if the manufacturer's representative provides on-site training and review during construction.
   B. Installation Personnel: Performed only by skilled workers with a satisfactory record of performance on permeable pavement construction projects of comparable size and complexity.
   C. Contractor must have the manufacturer's representative available for site review if requested by the Owner.

4. **Submittals**
   A. Submit proposed PowerBlock® layout drawings.
   B. Submit manufacturer's product data, including all requirements detailed in this specification.
   C. Submit material specifications for all geotextiles and geogrids.
   D. Submit material specification for base stone and aggregates.
   E. Any proposed equal alternative product substitution to this specification must be submitted for review and approved prior to the bid opening. The review package should include third party performance data that meets or exceeds the criteria in Table 2.1A.

5. **Storage and Handling**
   A. Protect concrete pavers during shipment, storage, and installation against staining, chipping, cracking, and other damage.
   B. Coordinate delivery and paving schedule with other construction activities.

6. **Preinstallation Conference**
   A. Prior to the start of the installation, a preinstallation conference shall occur with Owner representatives, the general contractor, the installation contractor, and the manufacturer's representative.
   B. Coordinate installation for the PowerBlock® system with other on-site activities to minimize sedimentation and contamination of the permeable pavement during construction. All non-installation related construction traffic, particularly equipment used for earthwork, should be routed around the permeable pavement. Stabilize denuded soils contributing runoff to the permeable pavement prior to commissioning the system.

PART 2: PRODUCTS

1. **Permeable Paver**
   A. Permeable pavement shall be constructed from pre-manufactured, interlocking concrete blocks that do not require stone or sand filler between the blocks, leaving the joints open to allow rapid infiltration of runoff through the joints. The blocks and completed permeable pavement shall meet the following properties:

Table 2.1A

PROPERTY	DESCRIPTION	VALUE
Dimensions	Length x Width x Height	11.75" x 13.70" x 4.5" (+/- 1/8")
Block Weight	Pounds	44 lbs. Minimum
Compressive Strength	ASTM D-6684 / C-140	4,000 psi (average) 3,500 psi (minimum)
Loading Capability	Traffic Rating	HS-20 / HS-25
Open Joint Width	Inches	0.25" (+/- 0.02")
Joint Filler Between Blocks	Material Used	NONE ALLOWED[1]
Post-Installation, Field-Verified Surface Infiltration Rate[2]	ASTM C-1701 / C-1701-M09 / ASTM C-1781	1,000 inches / hour average (Minimum 3 tests)
Freeze / Thaw Resistance	ASTM D-6684 / C-140	COMPLIANT

NOTE 1: No filler material is allowed to be used between the blocks. Use ONLY blocks that do not require stabilizing stone/sand between the units.

NOTE 2: The completed permeable pavement system must be tested in-situ after installation and will only be accepted when required performance value shown in Table 2.1A has been documented by a third party. Final test report must be submitted to the Owner prior to acceptance.

   B. Visual Inspection
      1. All blocks shall be sound and free of defects that would interfere with the proper placing of the units or impair the strength or performance of the permeable pavement system.
      2. Surface cracks incidental to the usual methods of manufacture, or surface chipping resulting from customary methods of handling in shipment and delivery, shall not be deemed grounds for rejection.
      3. Cracks exceeding 0.25 inches in width and/or 1.0 inches in depth or larger shall be deemed grounds for rejection.
      4. Ensure the PowerBlock delivered to the site matches the color requirements on plans.

   C. The permeable paver shall be PowerBlock® or pre-approved equal (as noted in Part 1, Section 4.E), as represented and distributed by:
      Ferguson Waterworks
      12500 Jefferson Avenue, Newport News, VA
      Branch Locator: https://www.ferguson.com/searchBranch

   D. When PowerBlock® installation may be exposed to de-icing salts or salt air in coastal climates, blocks should be sealed after installation with optional Prossoco Saltguard WB or equivalent. If specified, the coating shall be applied per manufacturer's recommendations.

2. **Stone Base**
   A. Permeable pavements require site specific design based on both structural and hydrologic requirements of the pavement. Depths shown on typical drawings must be evaluated and modified as necessary by the engineer of record.
   B. All aggregate shall be clean and angular on all sides, with no less than 90% fractured faces. Do not use rounded river gravel or fractured river gravel for any application.
   C. If more than 6" of base stone is required, use AASHTO #2 Stone or similar for the lower layers.

ASTM No. 2 Subbase
Grading Requirements

Sieve Size	Percent Passing
75 mm (3 in.)	100
63 mm (2 1/2 in.)	90 to 100
50 mm (2 in.)	35 to 70
37.5 mm (1 1/2 in.)	0 to 15
19 mm (3/4 in.)	0 to 5

   D. AASHTO #57 Stone shall be used as a leveling course for the upper 4" to 6" of the base layer.

ASTM No. 57 Base
Grading Requirements

Sieve Size	Percent Passing
37.5 mm (1 1/2 in.)	100
25 mm (1 in.)	95 to 100
12.5 mm (1/2 in.)	25 to 60
4.75 mm (No. 4)	0 to 10
2.36 mm (No. 8)	0 to 5

3. **Geotextiles**
   A. Use a woven monofilament geotextile, such as ACF (Ferguson) M200, or as specified in the contract documents.

4. **Edge Restraint**
   A. Edges of the PowerBlock area shall be finished with an edge restraint. Acceptable forms of edge restraint include, but are not limited to, concrete flush curb, concrete vertical curb, concrete gutter curb, asphalt, or as shown on plans.
   B. Topsoil, landscaping, or other soils are not acceptable forms of edge restraint in traffic applications.

PART 3:FOUNDATION PREPARATION AND BLOCK INSTALLATION

1. **Foundation & Preparation**
   A. Prepare subgrade as noted on plans. Typically, compaction of underlying subgrade soil should be avoided or minimized to encourage infiltration of stormwater. Subgrade should be uniform, level, and free of lumps and debris. All questions about the adequacy of the subgrade should be directed to the owner's engineer, who will approve the subgrade conditions prior to placement of the stone base.
   B. Place a woven monofilament geotextile, such as ACF (Ferguson) M200, on the subgrade base and sides of the excavation to prevent contamination of the clean aggregate base or as specified in the contract documents. Overlap seams a minimum of 12" in all directions, or as shown on plans.
   C. Install base materials in layers uniformly spread and compacted in six to eight (6-8") inch lifts with a roller compactor and final grade level compacted with a minimum 10,000 lb. (centrifugal force) vibratory plate compactor in with at least two passes in both the perpendicular and parallel directions. Compaction is complete when no movement of base materials is observed. Base shall be a smooth, plane surface, firm and non-yielding prior to placement of the PowerBlock®.
   D. Confirm finished elevations of the base match plan requirements.
   E. Completed base shall be proof rolled and inspected and approved by engineer or record. Reconstruct areas where deflection exceeds acceptable limits as determined by engineer.

2. **Pavers**
   A. Ensure PowerBlock® units are free of foreign material before installation.
   B. Set PowerBlock® pavers as shown on plans, within the specified lines and grades shown on plans. Units shall be installed straight and true to the required lines. Ensure joint widths are consistent throughout installation.
      1. Installation shall proceed by adding blocks adjacent to previously installed units.
      2. On sloped areas, work from lower areas toward the higher elevations.
   C. Cut PowerBlock® units as needed to accommodate field conditions and to achieve a consistent pattern.
   D. When a substantial area of PowerBlock® units has been installed, the pavers shall be static rolled to ensure a consistent top elevation.
   E. Replace pavers that are broken, substantially chipped, or stained during construction.
   F. The joints between the blocks shall not be backfilled with smaller aggregates or sand to function properly. The joints shall be always left open, including following maintenance of the permeable pavement.
   G. Within 60 days of completion of the installation, the surface infiltration rate of the pavement shall be field verified to confirm the required infiltration rate of the pavement (per Table 2.1A). If the system fails to perform as required, it shall be removed and replaced at no cost to the Owner.

PART 4:INSPECTION AND MAINTENANCE

1. **Inspection**
   A. Inspect the permeable pavement, noting areas of standing water or significant accumulation of joint debris.
   B. If joints are excessively filled with debris or sediment, a surface infiltration test may be performed per Table 2.1A to determine the capabilities of the system.

2. **Maintenance**
   A. Maintenance shall be performed when either:
      1. The surface infiltration rates of more than 75% of the surface area fall below 10% of the rate required per Table 2.1A.
      2. Surface ponding remains for 24 hours in an area larger than 10 square feet.
      3. Other desired maintenance at the Owner's discretion to optomize performance.
   B. Maintenance shall be performed with a vacuum device, not a mechanical sweeper, to remove accumulated debris from joints. This may be accomplished with smaller hand-held devices or with vacuum trucks such as the Elgin Whirlwind. Adjust device settings to avoid movement or lifting of block, or removal of the base stone underneath the blocks.

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149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES
DIXON BOULEVARD
COCOA FLORIDA

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DRIVEWAY PAVER DETAILS

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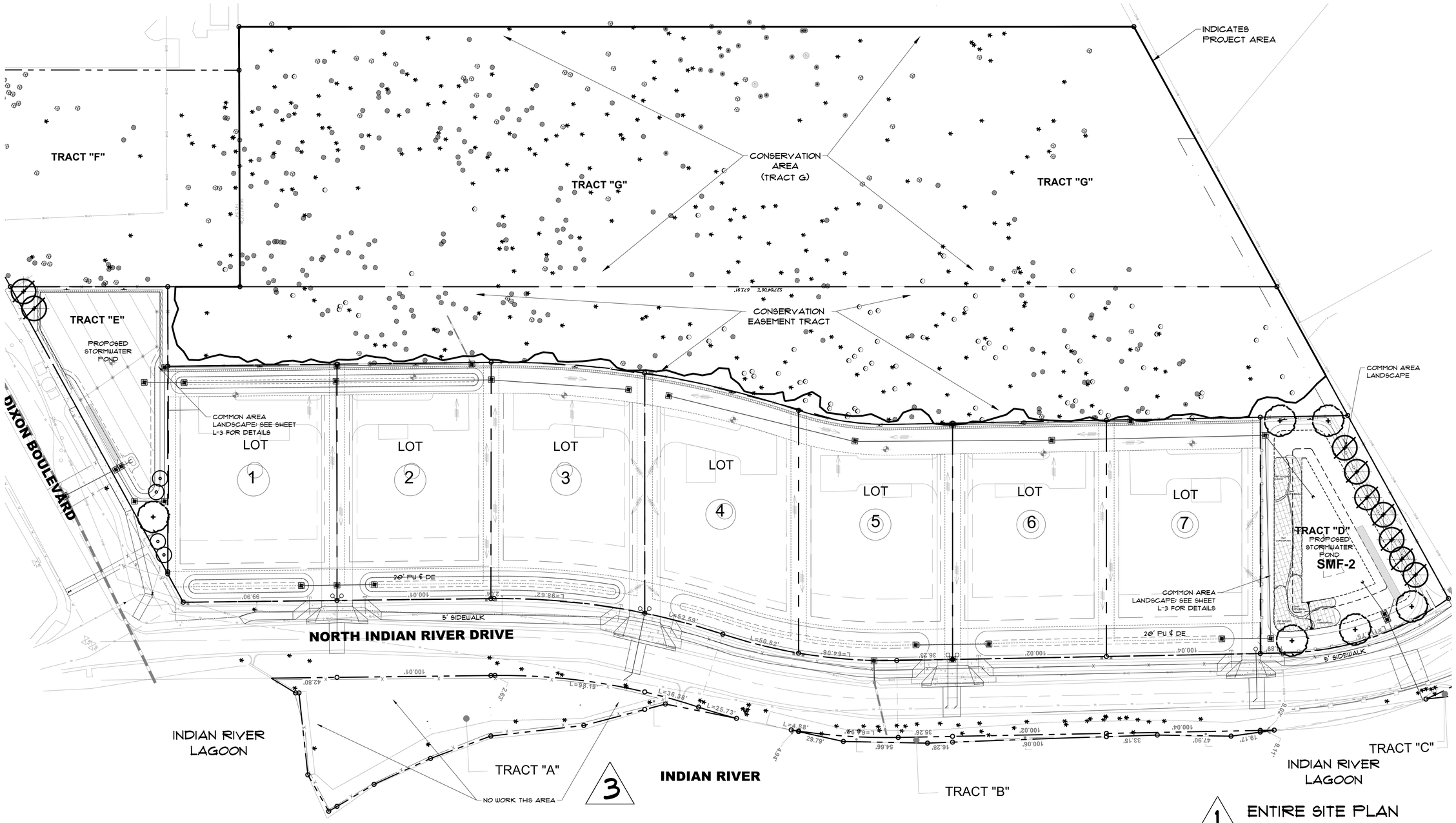

3

1 ENTIRE SITE PLAN REVISED

COCOA VILLAGE SUBDIVISION

LANDSCAPE ARCHITECTURE BY POLLACK LANDSCAPE ARCHITECTS, INC.

SHEET INDEX		ISSUE DATE	REVISION
L-1	OVERALL SITE PLAN	5/12/2023	#3 7/17/2025
L-2	VEGETATION PLAN	5/12/2023	#2 7/19/2024
L-3	COMMON AREA LANDSCAPE PLANS	5/12/2023	#4 10/9/2025
L-4	LANDSCAPE DETAILS	5/12/2023	#5 1/16/2026
L-5	LANDSCAPE SPECIFICATIONS	5/12/2023	

POLLACK LANDSCAPE ARCHITECTS, INC.

321-361-8172 | www.rpollackla.com
Satellite Beach, FL 32937

PROJECT:

Cocoa Village Subdivision
Dixon Boulevard
Cocoa, FL
32922

DATE: 5/12/2023

REVISIONS:
1. 3/26/2024 RESPONSE TO CITY COMMENTS DATED 10/24/2023
2.
3. 7/17/2025 SJWMD COMMENTS
4.
5.
6.

NOTES:

REGISTERED LANDSCAPE ARCHITECT — ROBERT POLLACK — LA6667282 — STATE — 7/16/2025 — FLORIDA

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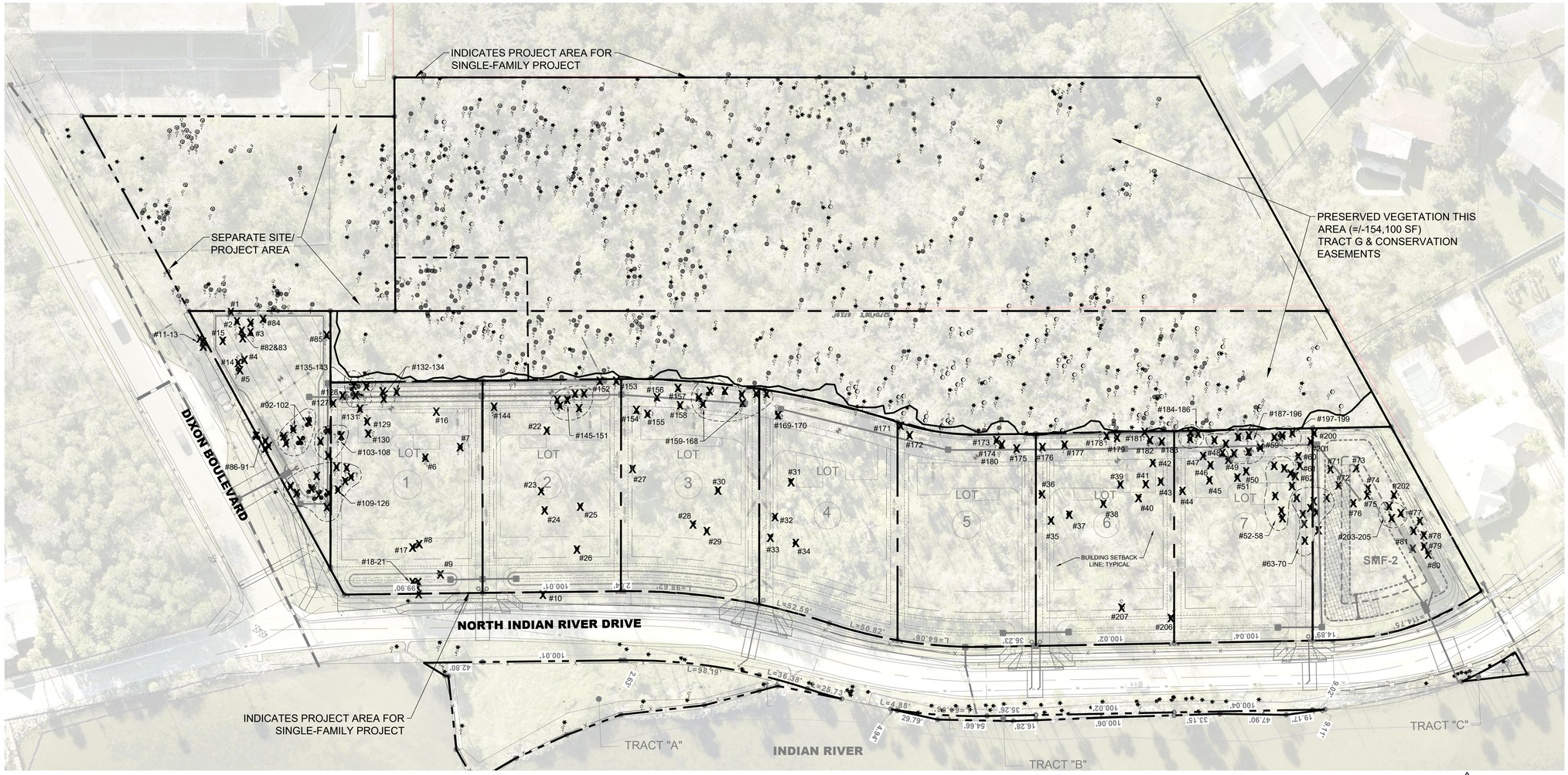
It's fast, It's free, It's the law.
Call 811 two business days before digging

0' 15' 30' 60' 90'
SCALE: 1" = 30'-0"

SHEET TITLE: Overall Site Plan

SCALE: 1"= 30'

SHEET: L-1 OF: 5



VEGETATION LIST (REMOVAL)

TREE #	TYPE	DBH IN INCHES	STATUS	REMARKS	REPLACEMENT INCHES REQUIRED
1	Oak spp. (Quercus)	8	Remove		3
2	Oak spp. (Quercus)	10	Remove		3
3	Oak spp. (Quercus)	10	Remove		3
4	Oak spp. (Quercus)	8	Remove		3
5	Oak spp. (Quercus)	18	Remove		12
6	Oak spp. (Quercus)	10	Remove	Located within buildable footprint on lot	N/A
7	Oak spp. (Quercus)	10	Remove	Located within buildable footprint on lot	N/A
8	Oak spp. (Quercus)	10	Remove		3
9	Oak spp. (Quercus)	12	Remove		3
10	Laurel Oak (Quercus laurifolia)	16	Remove		12
11	Sabal Palm (Sabal palmetto)	6	Remove		3
12	Sabal Palm (Sabal palmetto)	10	Remove		3
13	Sabal Palm (Sabal palmetto)	10	Remove		3
14	Sabal Palm (Sabal palmetto)	12	Remove		12
15	Sabal Palm (Sabal palmetto)	14	Remove		3
16	Sabal Palm (Sabal palmetto)	10	Remove	Located within buildable footprint on lot	N/A
17	Sabal Palm (Sabal palmetto)	15	Remove		12
18	Sabal Palm (Sabal palmetto)	12	Remove		3
19	Sabal Palm (Sabal palmetto)	10	Remove		3
20	Sabal Palm (Sabal palmetto)	10	Remove		3
21	Sabal Palm (Sabal palmetto)	14	Remove		12
22	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
23	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
24	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
25	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
26	Sabal Palm (Sabal palmetto)	12	Remove		3
27	Sabal Palm (Sabal palmetto)	12	Remove		3
28	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
29	Sabal Palm (Sabal palmetto)	12	Remove		3
30	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
31	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
32	Sabal Palm (Sabal palmetto)	12	Remove		3
33	Sabal Palm (Sabal palmetto)	12	Remove		3
34	Sabal Palm (Sabal palmetto)	12	Remove		3
35	Sabal Palm (Sabal palmetto)	12	Remove		3
36	Sabal Palm (Sabal palmetto)	12	Remove		3
37	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
38	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
39	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
40	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
41	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
42	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
43	Sabal Palm (Sabal palmetto)	12	Remove		3
44	Sabal Palm (Sabal palmetto)	12	Remove		3
45	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
46	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
47	Sabal Palm (Sabal palmetto)	12	Remove		3
48	Sabal Palm (Sabal palmetto)	12	Remove		3
49	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
50	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
51	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
52	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
53	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
54	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
55	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
56	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
57	Sabal Palm (Sabal palmetto)	12	Remove	Located within buildable footprint on lot	N/A
58	Sabal Palm (Sabal palmetto)	15	Remove	Located within buildable footprint on lot	N/A
59	Sabal Palm (Sabal palmetto)	12	Remove		3
60	Sabal Palm (Sabal palmetto)	12	Remove		3
61	Sabal Palm (Sabal palmetto)	14	Remove		12
62	Sabal Palm (Sabal palmetto)	12	Remove		3
63	Sabal Palm (Sabal palmetto)	12	Remove		3
64	Sabal Palm (Sabal palmetto)	12	Remove		3
65	Sabal Palm (Sabal palmetto)	12	Remove		3
66	Sabal Palm (Sabal palmetto)	12	Remove		3
67	Sabal Palm (Sabal palmetto)	12	Remove		3
68	Sabal Palm (Sabal palmetto)	12	Remove		3
69	Sabal Palm (Sabal palmetto)	10	Remove		3
70	Sabal Palm (Sabal palmetto)	14	Remove		12
71	Sabal Palm (Sabal palmetto)	12	Remove		3
72	Sabal Palm (Sabal palmetto)	12	Remove		3
73	Sabal Palm (Sabal palmetto)	12	Remove		3
74	Sabal Palm (Sabal palmetto)	12	Remove		3
75	Sabal Palm (Sabal palmetto)	12	Remove		3
76	Sabal Palm (Sabal palmetto)	12	Remove		3
77	Sabal Palm (Sabal palmetto)	12	Remove		3
78	Sabal Palm (Sabal palmetto)	12	Remove		3
79	Sabal Palm (Sabal palmetto)	14	Remove		12
80	Sabal Palm (Sabal palmetto)	12	Remove		3
81	Sabal Palm (Sabal palmetto)	12	Remove		3
82	Sabal Palm (Sabal palmetto)	10	Remove		3
83	Sabal Palm (Sabal palmetto)	12	Remove		3
84	Red bay (Persea borbonia)	6	Remove		3
85	Red bay (Persea borbonia)	10	Remove		3
86	Sabal Palm (Sabal palmetto)	12	Remove		3
87	Red bay (Persea borbonia)	6	Remove		3
88	Red bay (Persea borbonia)	8	Remove		3
89	Red bay (Persea borbonia)	10	Remove		3
90	Red bay (Persea borbonia)	12	Remove		3
91	Red bay (Persea borbonia)	8	Remove		3
92	Sabal Palm (Sabal palmetto)	12	Remove		3
93	Red bay (Persea borbonia)	8	Remove		3
94	Red bay (Persea borbonia)	7	Remove		3
95	Red bay (Persea borbonia)	7	Remove		3
96	Sabal Palm (Sabal palmetto)	12	Remove		3
97	Red bay (Persea borbonia)	7	Remove		3
98	Red bay (Persea borbonia)	10	Remove		3
99	Red bay (Persea borbonia)	9	Remove		3
100	Red bay (Persea borbonia)	8	Remove		3
101	Red bay (Persea borbonia)	7	Remove		3
102	Red bay (Persea borbonia)	6	Remove		3
103	Red bay (Persea borbonia)	9	Remove		3
104	Red bay (Persea borbonia)	9	Remove		3
105	Red bay (Persea borbonia)	11	Remove		3
106	Red bay (Persea borbonia)	6	Remove		3
107	Red bay (Persea borbonia)	6	Remove		3
108	Sabal Palm (Sabal palmetto)	11	Remove		3
109	Red bay (Persea borbonia)	7	Remove		3
110	Sabal Palm (Sabal palmetto)	12	Remove		3
111	Red bay (Persea borbonia)	6	Remove		3
112	Sabal Palm (Sabal palmetto)	12	Remove		3
113	Red bay (Persea borbonia)	6	Remove		3
114	Red bay (Persea borbonia)	7	Remove		3
115	Red bay (Persea borbonia)	7	Remove		3
116	Red bay (Persea borbonia)	6	Remove		3
117	Red bay (Persea borbonia)	7	Remove		3
118	Red bay (Persea borbonia)	7	Remove		3
119	Sabal Palm (Sabal palmetto)	12	Remove		3
120	Sabal Palm (Sabal palmetto)	12	Remove		3
121	Red bay (Persea borbonia)	18	Remove		12
122	Red bay (Persea borbonia)	10	Remove		3
123	Red bay (Persea borbonia)	6	Remove		3
124	Red bay (Persea borbonia)	8	Remove	Located within buildable footprint on lot	N/A
125	Sabal Palm (Sabal palmetto)	9	Remove		3
126	Sabal Palm (Sabal palmetto)	10	Remove		3
127	Sabal Palm (Sabal palmetto)	12	Remove		3
128	Red bay (Persea borbonia)	6	Remove		3
129	Sabal Palm (Sabal palmetto)	9	Remove	Located within buildable footprint on lot	N/A
130	Sabal Palm (Sabal palmetto)	11	Remove	Located within buildable footprint on lot	N/A
131	Red bay (Persea borbonia)	14	Remove	Located within buildable footprint on lot	N/A
132	Red bay (Persea borbonia)	25	Remove		27
133	Sabal Palm (Sabal palmetto)	12	Remove		3
134	Sabal Palm (Sabal palmetto)	12	Remove		3
135	Red bay (Persea borbonia)	7	Remove		3
136	Red bay (Persea borbonia)	16	Remove		12
137	Red bay (Persea borbonia)	14	Remove		3
138	Red bay (Persea borbonia)	11	Remove		3
139	Red bay (Persea borbonia)	15	Remove		12
140	Sabal Palm (Sabal palmetto)	12	Remove		3
141	Sabal Palm (Sabal palmetto)	12	Remove		3
142	Red bay (Persea borbonia)	11	Remove		3
143	Red bay (Persea borbonia)	12	Remove		3
144	Sabal Palm (Sabal palmetto)	14	Remove		12
145	Red bay (Persea borbonia)	9	Remove		3
146	Sabal Palm (Sabal palmetto)	8	Remove		3
147	Sabal Palm (Sabal palmetto)	12	Remove		3
148	Red bay (Persea borbonia)	8	Remove		3
149	Red bay (Persea borbonia)	8	Remove		3
150	Sabal Palm (Sabal palmetto)	10	Remove	Located within buildable footprint on lot	N/A
151	Sabal Palm (Sabal palmetto)	10	Remove		3
152	Red bay (Persea borbonia)	6	Remove		3
153	Sabal Palm (Sabal palmetto)	8	Remove		3
154	Sabal Palm (Sabal palmetto)	10	Remove		3
155	Red bay (Persea borbonia)	7	Remove	Located within buildable footprint on lot	N/A
156	Red bay (Persea borbonia)	6	Remove		3
157	Sabal Palm (Sabal palmetto)	10	Remove		3
158	Sabal Palm (Sabal palmetto)	10	Remove		3
159	Red bay (Persea borbonia)	7	Remove		3
160	Red bay (Persea borbonia)	11	Remove		3
161	Red bay (Persea borbonia)	12	Remove		3
162	Red bay (Persea borbonia)	6	Remove		3
163	Elm (Ulmus spp.)	16	Remove		12
164	Sabal Palm (Sabal palmetto)	10	Remove		3
165	Sabal Palm (Sabal palmetto)	8	Remove		3
166	Elm (Ulmus spp.)	12	Remove		3
167	Red bay (Persea borbonia)	11	Remove		3
168	Red bay (Persea borbonia)	10	Remove		3
169	Elm (Ulmus spp.)	12	Remove		3
170	Sabal Palm (Sabal palmetto)	8	Remove		3
171	Elm (Ulmus spp.)	10	Remove		3
172	Sabal Palm (Sabal palmetto)	10	Remove		3
173	Red bay (Persea borbonia)	7	Remove		3
174	Red bay (Persea borbonia)	7	Remove		3
175	Red bay (Persea borbonia)	9	Remove		3
176	Elm (Ulmus spp.)	8	Remove		3
177	Red bay (Persea borbonia)	6	Remove		3
178	Sabal Palm (Sabal palmetto)	8	Remove		3
179	Elm (Ulmus spp.)	8	Remove		3
180	Sabal Palm (Sabal palmetto)	10	Remove		3
181	Red bay (Persea borbonia)	9	Remove		3
182	Red bay (Persea borbonia)	8	Remove		3
183	Elm (Ulmus spp.)	10	Remove		3
184	Red bay (Persea borbonia)	6	Remove		3
185	Red bay (Persea borbonia)	6	Remove		3
186	Elm (Ulmus spp.)	13	Remove		12
187	Red bay (Persea borbonia)	7	Remove		3
188	Elm (Ulmus spp.)	12	Remove		3
189	Elm (Ulmus spp.)	12	Remove		3
190	Red bay (Persea borbonia)	8	Remove		3
191	Red bay (Persea borbonia)	7	Remove		3
192	Red bay (Persea borbonia)	8	Remove		3
193	Red bay (Persea borbonia)	6	Remove		3
194	Red bay (Persea borbonia)	6	Remove		3
195	Red bay (Persea borbonia)	8	Remove		3
196	Red bay (Persea borbonia)	10	Remove		3
197	Red bay (Persea borbonia)	6	Remove		3
198	Cypress (Taxodium)	8	Remove		3
199	Elm (Ulmus spp.)	6	Remove		3
200	Red bay (Persea borbonia)	12	Remove		3
201	Red bay (Persea borbonia)	12	Remove		3
202	Sabal Palm (Sabal palmetto)	8	Remove		3
203	Elm (Ulmus spp.)	6	Remove		3
204	Sabal Palm (Sabal palmetto)	10	Remove		3
205	Sabal Palm (Sabal palmetto)	9	Remove		3
206	Elm (Ulmus spp.)	14	Remove		12
207	Elm (Ulmus spp.)	12	Remove		3
				TOTAL REPLACEMENT INCHES REQUIRED:	678

REPLACEMENT TREE TABLE

EXISTING TREE SIZE (DBH)	# OF REPLACEMENT TREES REQ'D	MIN. SIZE OF REPLACEMENT TREE	TOTAL REPLACEMENT INCHES REQUIRED PER REMOVED TREE
6-12"	1	3	3
13-23"	4	3	12
24"+ (Specimen)	9	3	27

2 ENTIRE SHEET REVISED

TREE SURVEY LEGEND

SYMBOL	TREE TYPE (QTY.)
	= OAK (91)
	= PALM (422)
	= ELM (87)
	= SUGAR BERRY (23)
	= RED BAY (318)
	= CEDAR (1)
	= CYPRESS (2)

NOTE: TREE QUANTITIES ABOVE INCLUDE SOME TREES OFF-SITE OR WITHIN THE COMMERCIAL PARCEL AND NOT A PART OF THIS PROJECT

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
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0' 20' 40' 80' 120'
SCALE: 1" = 40'-0"

POLLACK LANDSCAPE ARCHITECTS, INC.
321-361-8172 | www.rpollackla.com
Satellite Beach, FL 32937

PROJECT:
Cocoa Village Subdivision
Dixon Boulevard
Cocoa, FL
32922

DATE: 5/12/2023

REVISIONS:
1. 3/26/2024 RESPONSE TO CITY COMMENTS DATED 10/24/2023
2. RESPONSE TO CITY COMMENTS DATED 7/19/2024
3.
4.
5.
6.

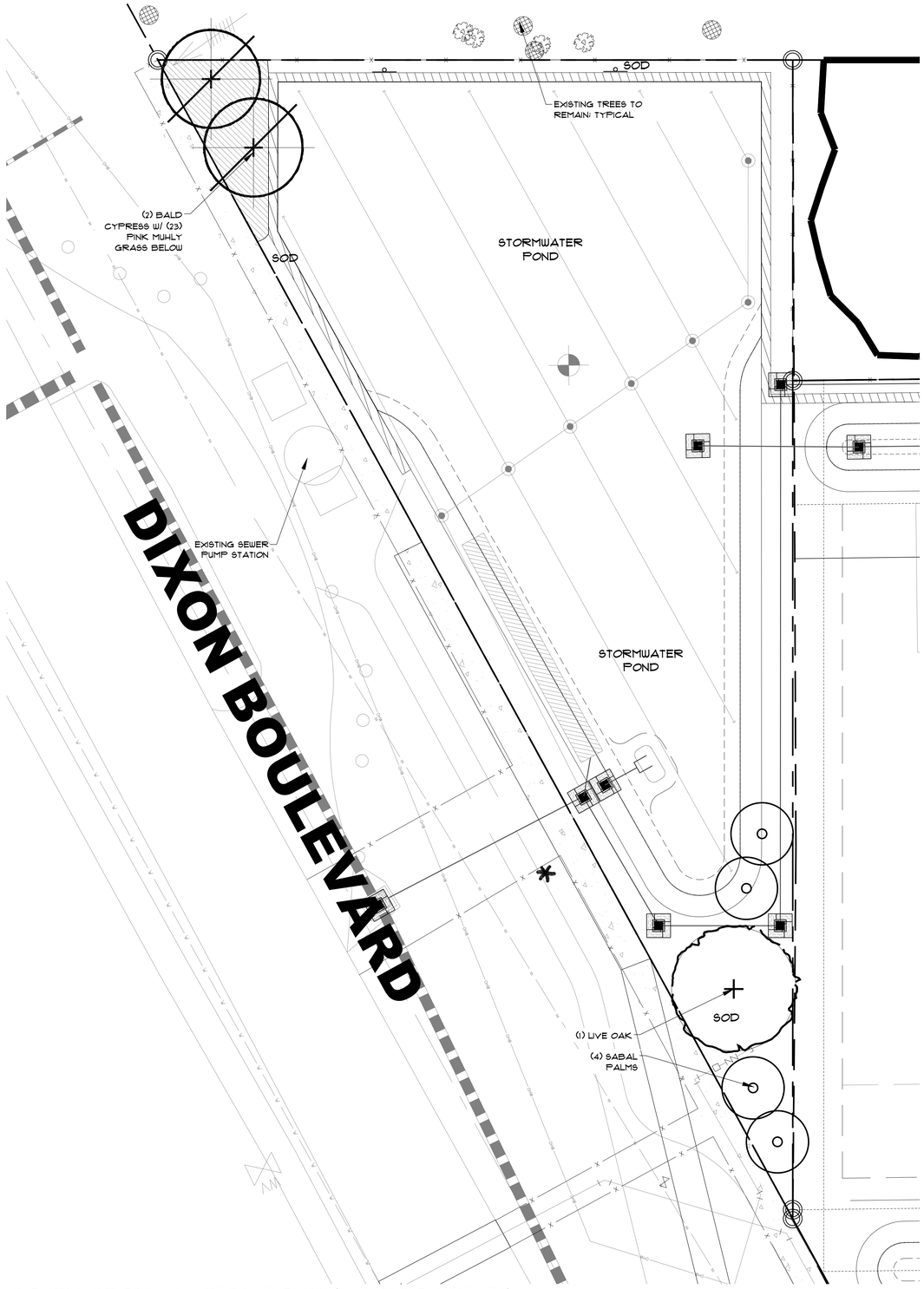
NOTES:

REGISTERED LANDSCAPE ARCHITECT RICHARD POLLACK LA6667282 STATE OF FLORIDA

SHEET TITLE:
Vegetation Plan

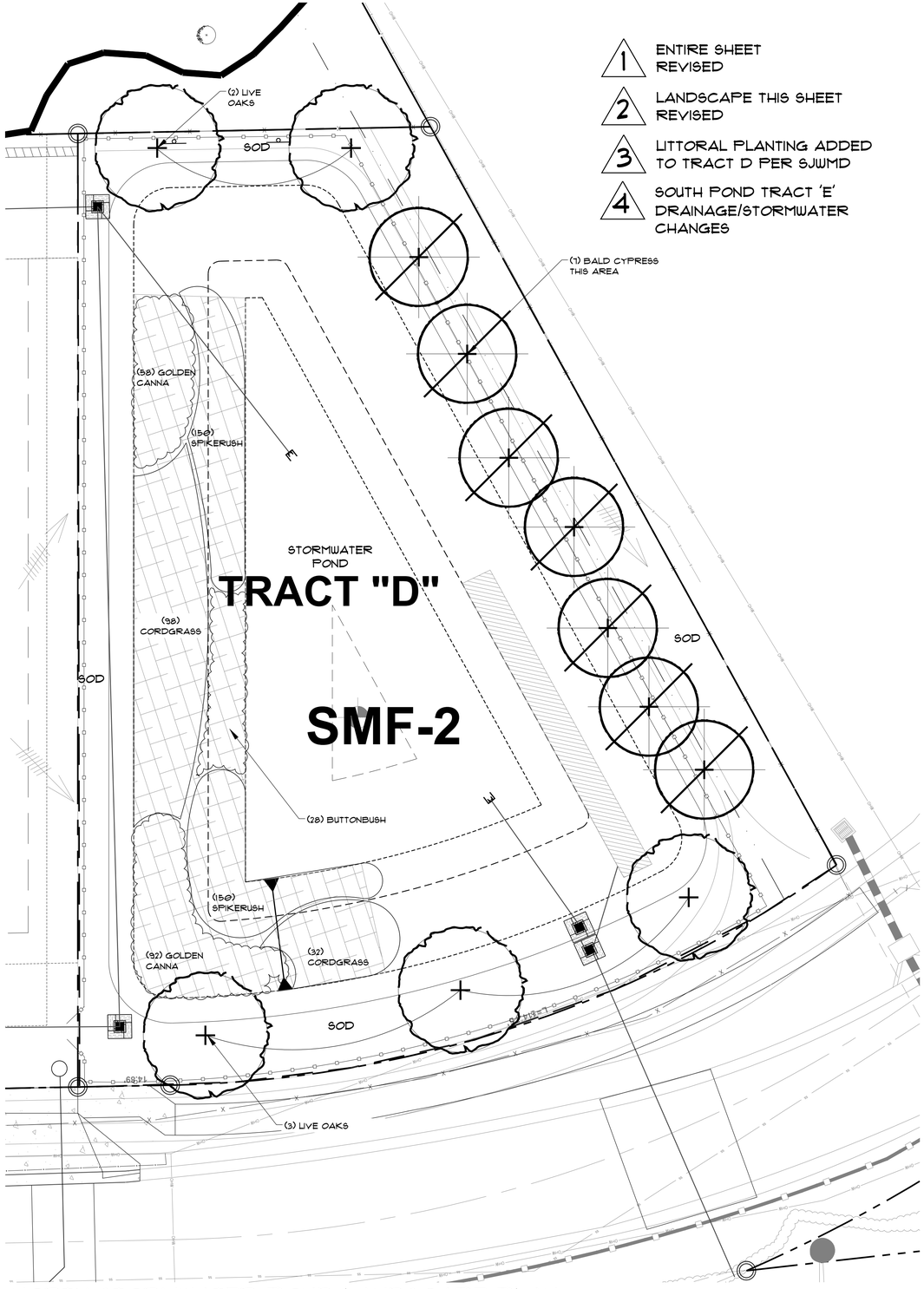
SCALE: 1"= 40'

SHEET: L-2 OF: 5



SOUTH STORMWATER POND LANDSCAPE PLAN

SCALE: 1"=10'-0"



NORTH STORMWATER POND LANDSCAPE PLAN

SCALE: 1"=10'-0"

0' 5' 10' 20' 30'

SCALE: 1" = 10'-0"

1 ENTIRE SHEET REVISED

2 LANDSCAPE THIS SHEET REVISED

3 LITTORAL PLANTING ADDED TO TRACT D PER SJWMD

4 SOUTH POND TRACT 'E' DRAINAGE/STORMWATER CHANGES

POLLACK LANDSCAPE ARCHITECTS, INC.

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Satellite Beach, FL 32937

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Dixon Boulevard
Cocoa, FL
32922

DATE: 5/12/2023

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2. RESPONSE TO CITY COMMENTS DATED 7/19/2024
3. 7/17/2025 SJWMD COMMENTS
4. 10/9/2025 SITE PLAN CHANGES
5.
6.

NOTES:

REGISTERED LANDSCAPE ARCHITECT
TIMOTHY R. POLLACK
LA6667282
STATE
10/6/2025
FLORIDA

SHEET TITLE:

Common Area Landscape Plans

SCALE: 1"= 10'

SHEET: L-3 OF: 5

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast, it's free, it's the law.

Call 811 two business days before digging

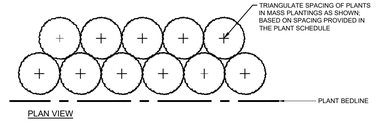
COCOA VILLAGE SUBDIVISION		
LANDSCAPE CALCULATIONS		
CITY OF COCOA		
ZONED:	RU-1-7	
PROJECT AREA (SF)	6.99 ACRES	

MITIGATION REQUIREMENTS
SEE SHEET L-2 FOR REPLACEMENT CALCULATIONS
NOTE: IN ADDITION TO PROPOSED COMMON AREA PLANTINGS, EACH OF THE (7) INDIVIDUAL LOT OWNERS WILL BE REQUIRED TO PLANT (2) TREES WITH THE FOLLOWING MINIMUM SPECIFICATIONS: 16-17' HT. X 6-7' SPD. X 4" CALIPER.
THE TWO (2) TREES REQUIRED PER RESIDENTIAL LOT WILL BE REQUIRED AT THE TIME OF LOT CONSTRUCTION.
THE FOLLOWING IS A LIST OF APPROVED SPECIES FOR PLANTING:
LIVE OAK (QUERCUS VIRGINIANA)
LAUREL OAK (QUERCUS LAURIFOLIA)
RED MAPLE (ACER RUBRUM)
BALD CYPRESS (TAXODIUM DISTICHUM)
SLASH PINE (PINUS ELLIOTTI)
SYCAMORE (PLATANUS OCCIDENTALIS)

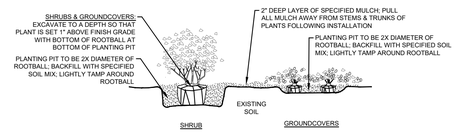
TOTAL MITIGATION INCHES REQUIRED	**678**
TOTAL PALM INCHES PROPOSED WITHIN COMMON AREAS (REFER TO PLANT SCHEDULE); LESS THAN 35% OF TOTAL INCHES	**40**
TOTAL TREE INCHES PROPOSED WITHIN COMMON AREAS (REFER TO PLANT SCHEDULE); LESS THAN 35% OF TOTAL INCHES	**75**
TOTAL TREE INCHES PROPOSED FOR THE (7) INDIVIDUAL LOTS	**56**

TOTAL PLANTED INCHES PROPOSED	**171**
BALANCE OF INCHES TO BE CONVERTED TO THE ARBOR MITIGATION CONTRIBUTION	**507**
AMOUNT TO BE CONTRIBUTED TO THE ARBOR MITIGATION FUND	**$ 50,700.00**

GENERAL TREE REQUIREMENTS		
PROJECT AREA	6.99	**PROVIDED**
6 TREES PER ACRE REQUIRED. TOTAL TREES REQUIRED.	41.94	28 IN COMMON AREAS + 14 ON INDIVIDUAL LOTS

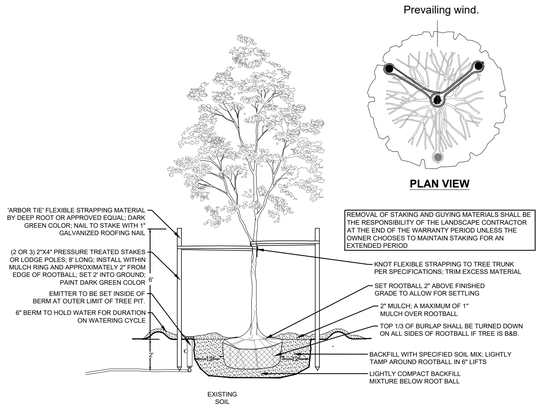


PLAN VIEW



SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.



SPECIMEN TREE GUYING DETAIL

N.T.S.

Cocoa Village Estates - Common Areas Plant Schedule

Trees & Palms

Qty.	Common Name	Botanical Name	Installed Size	Specifications	Spacing	Replacement Inches per Tree Type
6	Live Oak	*Quercus virginiana*	Container	17' Ht x 7' Spd. x 5" Cal.	As Shown	30
4	Sabal Palm	*Sabal palmetto*	FG	10' CT; Varied heights; 10" DBH	As Shown	40
9	Bald Cypress	*Taxodium distichum*	Container	16-17' Ht x 6' Spd. x 5" Cal.	As Shown	45
				PALMS USED TOWARDS REPLACEMENT		**40**
				OAKS & CYPRESS USED TOWARDS REPLACEMENT		**75**

Shrubs & Groundcovers

Qty.	Common Name	Botanical Name	Installed Size	Specifications	Spacing
130	Cordgrass	*Spartina bakeri*	1G		30" O.C.
150	Golden Canna	*Canna flaccida*	1G		24" O.C.
28	Buttonbush	*Cephalanus occidentalis*	1G		30" O.C.
300	Spikerush	*Eleocharis spp.*	4"		18" O.C.
39	Pink Muhly Grass	*Muhlenbergia capillaris*	3G	18"x18"	42" O.C.

Miscellaneous Landscape Items

Qty.	Product
	Site Preparation for planting and clean-up including fine grading
41,515	SF_Sod; Argentine Bahia; Includes common areas containing both stormwater ponds, Both pond banks, bottom of sound pond, swale adjacent North Indian River Drive, and west of lots 1 & 2; Bottom of north pond is not included (wet). Take-ff for sod quantity is approximate; Contractor to field-verify amount needed
6	CY_Planting Mix- 33% Clean Sharp Sand, 33% Florida Peat, 33% Well-rotted Wood Chips/Compost
11	CY_Mulch - 'Coco Brown' Mulch from Florida Mulch; Install at 2" Depth
	Permanent irrigation to all new trees & shrubs

1. Bracing, Guying, Staking & Fertilizing is to be included in the unit price for installed plant material
2. Bidders to provide unit/itemized pricing as well as plant warranty information with their proposal
3. All material calculations are based on measurements from AutoCAD drawings and may not be 100% accurate. Contractor is responsible for measuring & verifying quantities/calculations for the project.

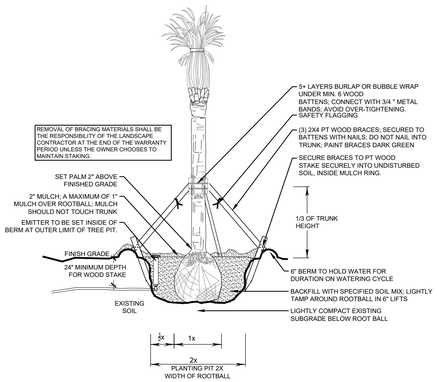
AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED TO IRRIGATION COVERAGE TO ALL NEW LANDSCAPE AREAS

1 ENTIRE SHEET REVISED

2 ENTIRE SHEET REVISED

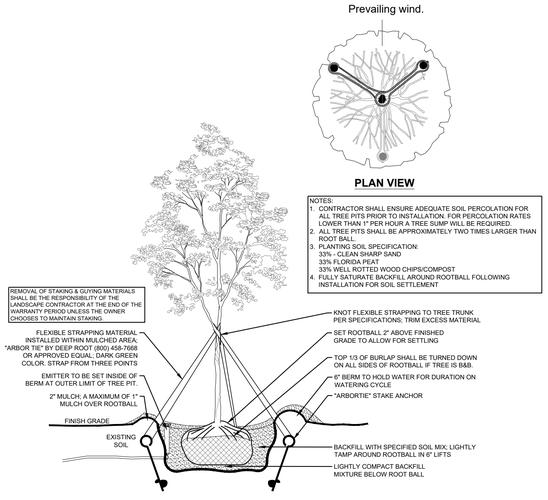
3 LITTORAL PLANTING ADDED TO TRACT D PER SJWMD

4 SOUTH POND TRACT 'E' DRAINAGE/STORMWATER CHANGES



PALM PLANTING DETAIL

N.T.S.



TREE PLANTING & GUYING DETAIL

N.T.S.

POLLACK LANDSCAPE ARCHITECTS, INC.
321-361-8172 | www.rpollackla.com
Satellite Beach, FL 32937

PROJECT:
Cocoa Village Subdivision
Dixon Boulevard
Cocoa, FL
32922

DATE: 5/12/2023

REVISIONS:
1. 3/26/2024 RESPONSE TO CITY COMMENTS DATED 10/24/2023
2. RESPONSE TO CITY COMMENTS DATED 7/19/2024
3. 7/17/2025 SJWMD COMMENTS
4. 10/9/2025 SITE PLAN CHANGES
5. 1/16/2026 CITY COMMENTS
6.

NOTES:

REGISTERED LANDSCAPE ARCHITECT — RICHARD POLLACK — LA6667282 — STATE OF FLORIDA — 6/2025

SHEET TITLE:
Landscape Details

SCALE:

SHEET: L-4 OF: 5

LANDSCAPE SPECIFICATIONS:

PART 1 GENERAL

1.0 GENERAL

CONTRACT DOCUMENTS: Shall consist of specifications and its general conditions and the drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

VERIFICATION: The Contractor shall verify measurements on the drawings before beginning work. In case of error or discrepancy in the drawings or specifications or in the work of others affecting his/her work, he/she shall notify the Owner's Representative immediately. The Contractor shall be held responsible for any damages or loss due to his/her failure to observe these instructions.

MATERIALS, MACHINERY, EMPLOYEES: Except as otherwise noted, the Contractor shall provide and pay for all materials, labor, tools, and other items necessary and incidental to the completion of his/her work.

SURVEYS, PERMITS, REGULATIONS: The Owner shall furnish an adequate survey of the property. The Contractor shall obtain and pay for all permits and comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a variance exists therewith he/she shall promptly notify the Owner's Representative in writing.

PROTECTION OF WORK, PROPERTY AND PERSON: The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

CHANGES IN THE WORK: The owner may order changes in the work, and the contract sum should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extras must be made in writing before executing the work involved.

CORRECTION OF WORK: The Contractor shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative for a period of ninety (90) days from the date of completion of the contract.

OWNER'S AUTHORIZED REPRESENTATIVE: The Owner's authorized representative acts as the authorized representative of the Owner in conjunction with the project manager, and has authority to accept or reject materials or workmanship and to make minor changes in the work not involving extra cost. He will also interpret the meaning of the contract documents and may stop the work if necessary to ensure its proper execution.

CLARIFICATION OF DRAWINGS BEFORE BIDDING: After reviewing the drawings thoroughly it is the Contractor's responsibility to clarify with the Owner's Representative any questions the Contractor may have regarding the method of construction, quantities, or quality of materials included or called out. If the Contractor cannot contact the Owner's Representative, the Contractor must qualify his/her bid or accept the interpretation of the Owner's Representative on the questionable areas as they develop during construction.

SAMPLES: The Owner's Representative reserves the right to take and analyze samples of materials for conformity to specifications at any time. The Contractor shall furnish samples upon request by the Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.

PRE-CONSTRUCTION CONFERENCE: Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning work. The purpose of this conference is to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

1.1 SCOPE OF WORK

The scope of work includes all labor, materials, appliances, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with furnishing, delivery, and installation in accordance with the contract documents. The scope of work includes, but is not limited to:

A. Finish grading and final site preparation of all areas to be landscaped.
B. Locate, purchase, deliver and install all fertilizers, other soil amendments, planting mix, specified plants and sod, mulch, staking.
C. Replacement of unsatisfactory plant material.
D. Maintenance of all specified plants until the beginning of the warranty period.
E. Plant warranty.
F. Clean-up.

1.2 OBSERVATION OF WORK

A. The Owner's Representative may observe the work at any time to ensure specifications are being met.
B. The Owner's Representative shall be informed of the progress of the work so the work may be observed at the following key times in the construction process.
   1. SITE CONDITIONS PRIOR TO THE START OF PLANTING: review the soil and drainage conditions.
   3. PLANT QUALITY: Review of plant quality subject to approval at the time of delivery and prior to installation.
   4. COMPLETION OF THE PLANT LAYOUT: Review of the plant layout.
   5. COMPLETION OF THE PLANTING: Review the completed planting.
C. The Contractor shall be responsible for the certification and inspection of plant material that may be required by local, state, or federal authorities and shall bear the cost of the same, if any.

1.3 SELECTION AND OBSERVATION OF PLANTS

A. The Owner's Representative may review all plants subject to approval of size, health, quality, character, etc. Review or approval of any plant during the process of selection, delivery, installation and establishment period shall not prevent that plant from later rejection in the event that the plant quality changes or previously existing defects become apparent that were not observed.
B. All plants that are rejected shall be immediately removed from the site and acceptable replacement plants provided at no cost to the Owner.
C. The Contractor shall bear all cost related to plant corrections.
D. Where requested by the Owner's Representative or required in the contract documents, submit photographs of plants. Each submitted image shall contain a height reference, such as a measuring stick. The approval of plants by the Owner's Representative via photograph does not preclude the Owner's Representative's right to reject material while on site.
E. Submit all requests for substitutions of specified plants to the Owner's Representative, for approval, prior to purchasing the proposed substitution.

1.4 QUALITY ASSURANCE

A. Contractor's Quality Assurance Responsibilities: The Contractor is solely responsible for quality control of the work.
B. Installer Qualifications: The installer shall have at least 5 years of successful experience of a scope similar to that required for the work.
   1. Installer Field Supervision: When any planting work is in progress, installer shall maintain, on site, a full-time supervisor who can communicate in English with the Owner's Representative.
   2. Installer's field supervisor shall have a minimum of three years experience as a field supervisor installing plants and trees of the quality and scale of the proposed project, and can communicate in English with the Owner's Representative.

1.5 SUBSTANTIAL COMPLETION

A. Substantial Completion Acceptance - Once the Contractor completes the installation of all items in this section and notifies the Owner's Representative in writing, the Owner's Representative will observe all work for Substantial Completion Acceptance.
B. The Owner's Representative will provide the Contractor with written acknowledgment of the date of Substantial Completion Acceptance and the beginning of the warranty period and plant maintenance period (if plant maintenance is included).

1.6 PLANT WARRANTY:

A. Plant warranty shall begin on the date of written notification of Substantial Completion Acceptance and continue for the following periods:
   a. Field-grown trees and field-grown palms - One year.
   b. Containerized trees, shrubs, and groundcovers - 180 days.
   c. Sod - 90 days.
   d. Bulbs, annual flower and seasonal color plants - for the period of expected bloom or primary display.
   1. The Contractor agrees to replace defective work and defective plants. The Owner's Representative shall make the final determination if plants meet these specifications or that plants are defective.
   2. When the work is accepted in parts, the warranty periods shall extend from each of the partial Substantial Completion Acceptances to the terminal date of the last warranty period. Thus, all warranty periods for each class of plant warranty, shall terminate at one time.
   3. The Contractor is exempt from replacing plants, after Substantial Completion Acceptance and during the warranty period, that are removed by others, lost or damaged due to occupancy of project, lost or damaged by a third party, vandalism, or any natural disaster.
   4. Replacements shall meet the requirements stated in this specification in addition to the plant list.
   5. The warranty of all replacement plants shall be for the same time period starting from the date of their acceptance after replacement. For example, a field-grown replacement will have a one year warranty upon the date of acceptance of the replacement plant. In the event that a replacement plant is not acceptable during or at the end of the said extended warranty period, the Owner's Representative may elect one more replacement items or credit for each item. These tertiary replacement items are not protected under a warranty period.
   6. During and by the end of the warranty period, remove all tree wrap, ties, and guying unless agreed to by the Owner's Representative to remain in place. All trees that do not have sufficient caliper to remain upright, or those requiring additional anchorage in windy locations, shall be staked or remain staked.
B. End of Warranty Final Acceptance - Acceptance of plants at the end of the warranty period.
   1. At the end of the warranty period, the Owner's Representative shall observe all warranted work, upon written request of the Contractor for final acceptance.

1.7 SITE CONDITIONS

A. It is the responsibility of the Contractor to be aware of all surface and sub-surface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the health of plantings. Do not proceed with work until unsatisfactory conditions have been corrected.
   1. Planting operations shall not begin until such time that the irrigation system is completely operational for the area(s) to be planted, and the irrigation system for that area has been preliminarily observed and approved by the Owner's Representative.
B. Actual planting shall be performed during those periods when weather and soil conditions are suitable in accordance with locally accepted horticultural practices.

PART 2 PRODUCTS

2.0 PLANTS: GENERAL

A. Standards and measurement: Provide plants of quantity, size, genus, species, and variety or cultivars as shown and scheduled in contract documents.
   1. Plants larger than specified may be used if acceptable to the Owner's Representative. Use of such plants shall not increase the contract price. Larger plants may not be acceptable if the resulting root ball cannot be fit into the required planting space.
B. Compliance: All trees shall comply with federal and state laws and regulations requiring observation for plant disease, pests, and weeds. Observation certificates required by law shall accompany each shipment of plants.
C. Plant Quality: All plant materials shall meet or exceed the following standards.
   1. Nomenclature shall conform to Standardized plant names, in accordance with the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
   2. All plants shall be nursery grown or as stipulated herein and shall comply with all required inspections, grading standards and plant regulations as set forth in the Florida Department of Agriculture 'Grades and Standards for Nursery Plants', including revisions. Ensure that plant materials are shipped with tags stating the botanical and common name of the plant.
   3. The minimum grade for all trees, palms, shrubs, and groundcovers shall be Florida No. 1 and shall meet or exceed the size and quality standards of the American Association of Nursery Stock, sponsored by the American Association of Nurserymen, latest addition unless otherwise indicated and all plants shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf. They shall have healthy, well developed root systems and shall be free of disease and insect pests, eggs or larvae. Florida Fancy material shall be provided where plant list specifies 'specimen'.
   4. Container grown plants the same quality as balled and burlapped plants may be substituted in lieu thereof. Plants grown in containers shall be delivered and remain in the containers in a shady location until planted. Plants in containers shall be watered prior to transportation and shall be kept moist until planted. The container must be removed prior to planting, with care as not to injure the roots.
   5. Plant roots shall be reasonably free of scrapes, broken or split wood, stem girdling roots over the root collar or kinked roots from nursery production practices.

2.1 SOD

A. Solid sod shall be as indicated on the drawings. Sod must be strongly rooted and free of pernicious weeds. Lifts shall have a uniform thickness of 1 inch to 1 1/2 inches. Sod containing nutgrass, lippia water sedge, dollar weed, or other common turfweed species (if applicable), will not be accepted.

2.2 PLANTING SOIL

A. Planting soil as used in this specification shall mean the soil mix to be used for planting holes, and shall be comprised of: 1/3 coarse sand, 1/3 Florida peat,1/3 well rotted pine chips or compost. 70% sand / 30% muck shall be used in planters or areas with poor drainage.

2.3 FERTILIZERS: Fertilizer shall be delivered mixed as specified in standard bags, sealed, and showing weight by analysis and name of manufacturer.

2.4 MULCH: Mulch shall be as specified in the plant schedule.

2.5 WATER: All water required for the execution of the work shall be supplied at the site by the Owner.

PART 3 EXECUTION

3.0 SITE PREPARATION AND FINE GRADING

A. The Landscape Contractor shall be responsible for finish grading and final preparation of all areas to be landscaped to within 2" of finish grade. This will require raking and pulverizing of all areas in order to crumble dirt and clogs, and for removal of debris.
B. Grade the finish surface of all planted areas to meet the grades shown on the drawings, allowing the finished grades to remain higher (10 - 15% of depth of soil modification) than the grades on the grading plan to anticipate settlement over the first year.
C. Provide for positive drainage from all areas toward the existing inlets, drainage structures and or the edges of planting beds. Notify the Owner's Representative in the event that conditions make it impossible to achieve positive drainage.
D. Provide smooth, rounded transitions between slopes of different gradients and direction. Modify the grade so that the finish grade before adding mulch or sod and after settlement is two inches below all paving surfaces or as directed by the drawings.

3.1 PLANT INSTALLATION: GENERAL

A. Excavation of Plant Pits: Plant pit excavations shall be roughly cylindrical in shape, with their side approximately vertical. Pit shall be excavated so that bottom of pit is same depth as root ball. The Contractor, in excavation for plantings shall take care not to damage underground utilities or other sub-surface obstructions, and shall be held liable for their repair, if damaged.
B. Setting Plants: All materials shall be centered in the hole, and set so that when settled, the top of the root ball will be flush with the surrounding area of the finish grade or slightly above finish grade. The back fill shall be existing excavated soil mixed with the new planting mix in a 50/50 ratio, and shall be firmly rodded and thoroughly watered, so that no air-pockets remain.
C. For trees and palms, build a 4 inch high, level berm of Planting Soil around the outside of the root ball to retain water. Tamp the berm to reduce leaking and erosion of the saucer.

3.2 BALLED AND BURLAPPED PLANT INSTALLATION

A. Holes for balled and burlapped plants shall be large enough to allow 12" minimum of back fill around the sides of the root ball.
B. After the root ball has been backfilled, remove all twine and burlap from the top of the root ball. Cut the burlap away; do not fold down onto the Planting Soil.
C. If the plant is shipped with a wire basket that does not meet the requirements of a "Low Rise" basket, remove the top 6 - 8 inches of the basket wires just before the final backfilling of the tree.

3.3 CONTAINER PLANT INSTALLATION

A. Remove the container and perform root ball shaving so that the outer surfaces of ALL plants in containers and boxes, including the top, sides and bottom of the root ball shall be shaved to remove all circling, descending, and matted roots using sharp shovels or other suitable equipment.
B. Remove all roots and substrate above the root collar and the main structural roots.
C. Remove all substrate at the bottom of the root ball that does not contain roots.
D. Find and remove all stem girdling roots within the root ball above the top of the structural roots.

3.4 BARE ROOT PLANT INSTALLATION

A. Dig the planting hole to the diameter of the spread of the roots to a depth in the center that maintains the root collar at the elevation of the surrounding finished grade and slightly deeper along the edges of the hole.
B. Spread all roots out radial to the trunk in the prepared hole making the hole wider where needed to accommodate long roots. Root tips shall be directed away from the trunk. Prune any broken roots removing the least amount of tissue possible.
C. Maintain the trunk plumb while backfilling soil around the roots.
D. Lightly tamp the soil around the roots to eliminate voids and reduce settlement.

3.5 IN-GROUND FABRIC CONTAINER PLANT INSTALLATION

A. Remove the fabric container from the root ball. Cut roots at the edge of the container as needed to extract the fabric from the roots. Make clean cuts with sharp tools; do not tear roots away from the fabric.
B. Observe the root system after the container is removed to confirm that the root system meets the quality standards.

3.6 GROUND COVER AND ANNUAL PLANT INSTALLATION

A. Assure that soil is moist prior to planting. Irrigation, if required, shall be applied at least 12 hours prior to planting to avoid planting in muddy soils.
B. Plants shall be planted in even, triangularly spaced rows, at the intervals called out for on the drawings, unless otherwise noted. The first row of Annual flower plants shall be 6 inches from the bed edge unless otherwise directed.
C. Dig planting holes sufficiently large enough to insert the root system without deforming the roots. Set the top of the root system at the grade of the soil.
D. Schedule the planting to occur prior to application of the mulch. If the bed is already mulched, pull the mulch from around the hole and plant into the soil.
E. Apply mulch to the bed being sure not to cover the tops of the plants with or the tops of the root ball with mulch.

3.7 PALM INSTALLATION

A. Palm trees shall be placed at grade making sure not to plant the tree any deeper in the ground than the palm trees originally stood.
B. The trees shall be placed with their vertical axis in a plumb position unless otherwise specified.
C. Remove twine which ties fronds together after placing palm in planting hole and securing it in the upright position.
D. Brace palms which are to be staked with three 2" by 4" [50 by 100 mm] wood braces, toe-nailed to cleats which are securely banded at two points to the palm, at a point one third the height of the trunk. Pad the trunk with five layers of bubble wrap under the cleats. Place braces approximately 120 degrees apart and secure them underground by 2" by 4" by 12" [50 by 100 by 300 mm] stake pads. Paint wood flat dark green exterior paint.

3.8 TREE INSTALLATION

A. Staking and Guying: All trees shall be staked or guyed as shown in the details and according to the following specifications.
   1. Use wide plastic, rubber or other flexible strapping materials to support the tree to stakes or ground anchors that will give as the tree moves in any direction up to 30 degrees. Use strapping material 'Arbor Tie' by Deep Root (800) 458-7668 dark green color, or approved equal. Do not use rope or wire through a hose. Use guy chords, hose or any other thin bracing or anchorage material which has a minimum 12" [300 mm] length of high visibility flagging tape secured to guys, midway between the tree and stakes for safety.
   2. Stake trees larger than 1" [25 mm] diameter and smaller than 2" [50 mm] diameter with a 2" by 2" [50 by 50 mm] stake, set at least 2' [0/6 m] in ground and extending to the crown of the plant. Firmly fasten the plant to the stake with flexible strapping materials as noted above.
   3. Stake all trees, other than palm trees, larger than 2" [50 mm] caliper and smaller than 3 ½" [90 mm] caliper with two 2" by 4" [50 by 100 mm] stakes, 8' [2.4 m] long, set 2' [0.6 m] in the ground. Place the tree midway between the stakes and hold it firmly in place by flexible strapping materials as noted above.
   4. Guy all trees, other than palm trees, larger than 3 ½" [90 mm] caliper, from at least three points, with flexible strapping materials as noted above. Anchor flexible strapping to 2" by 4" by 24" [50 by 100 by 600 mm] stakes, driven into the ground such that the top of the stake is at least 3" [75 mm] below the finished ground.
B. Trees that are guyed shall have their guys and stakes removed after one full growing season or at other times as required by the Owner's Representative.
C. TREE PROTECTION AND ROOT BARRIERS: Install tree barriers when called for in the Contract Documents or by the Landscape Architect to protect existing trees from damage during project construction. Place barricades at the drip line of the tree foliage or as far from the base of the tree trunk as possible. Barricades shall be able to withstand bumps by heavy equipment and trucks. Maintain barricades in good condition. When called for in the Contract Documents, install root barriers or fabrics in accordance with the details shown.

3.9 STRAIGHTENING PLANTS

A. Maintain all plants in a plumb position throughout the warranty period. Straighten all trees that move out of plumb including those not staked. Plants to be straightened shall be excavated and the root ball moved to a plumb position, and then re-backfilled.
B. Do not straighten plants by pulling the trunk with guys.

3.10 INSTALLATION OF FERTILIZER AND OTHER CHEMICAL ADDITIVES

A. Do not apply any soluble fertilizer to plantings during the first year after transplanting unless soil tests or observation of nutrient deficiencies determines that fertilizer or other chemical additives is required. Controlled release fertilizers shall be applied according to the manufacturer's instructions, standard horticultural practices and local regulations.

3.11 PRUNING

A. All broken or damaged roots or branches shall be cut smoothly and the tops of all trees shall be pruned in a manner complying with standard horticultural practice. At the time pruning is completed, all remaining wood shall be alive.

3.12 PLANTING BED FINISHING

A. After planting, smooth out all grades between plants before mulching.
B. Bed edge lines shall be as depicted on the drawings or as directed by the Owner's Representative.

3.13 MULCHING OF PLANTS

A. Apply 2 inches of mulch after settlement, covering the entire planting bed area. Install no more than 1 inch of mulch over the top of the root balls of all plants.
B. For trees planted in lawn areas the mulch shall extend to a 4 foot radius around the tree or to the extent indicated on the plans.
C. Lift all leaves, low hanging stems and other green portions of small plants out of the mulch if covered.3.14 SODDING INSTALLATION

A. The day before sod installation, the contractor shall rake 50# Milorganite per 1000 sf of area to receive sod. Ground shall be leveled with the back of a rake and sod laid with joints closely butted so that no voids are visible, keeping surface of sod flush with the adjoining seeded areas and or pavements. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Hand tamp to ensure contact with subgrade, and water thoroughly immediately after laying.
B. After sod is in place, it shall be top dressed with sufficient sharp, clean 60% sand/40% muck soil mix to fill all voids remaining and thoroughly watered to wash the top dressing into the sodded surface.
C. All sod areas shall then be rolled using a vibrating #1500 sod roller if deemed necessary by the Landscape Architect, following installation.

3.15 WATERING

A. The Contractor shall be fully responsible to ensure that adequate water is provided to all plants and sod from the point of installation until the date of Substantial Completion Acceptance. The Contractor shall adjust the automatic irrigation system, if available, and apply additional or adjust for less water using hoses as required.
B. Hand water root balls of all plants to assure that the root balls have moisture above wilt point and below field capacity.

3.16 CLEAN-UP

A. During installation, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day.
   1. Immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the Contractor from all surfaces within the project or on public right of ways and neighboring property.
B. Once installation is complete, wash all soil from pavements and other structures. Ensure that mulch is confined to planting beds and that all tags and flagging tape are removed from the site.
C. Remove and dispose of all excess planting soil, subsoil, mulch, plants, packaging, and other material brought to the site by the Contractor.

3.17 SUBSTANTIAL COMPLETION ACCEPTANCE

Refer to General section 1.5

PART 4 MAINTENANCE

4.1 PLANT MAINTENANCE PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE

A. Maintenance during the period prior to Substantial Completion Acceptance shall consist of pruning, watering, cultivating, weeding, mulching, removal of dead material, repairing and replacing of tree stakes, tightening and repairing of guys, repairing and replacing of damaged tree wrap material, resetting plants to proper grades and upright position, and furnishing and applying such sprays as are necessary to keep plantings reasonably free of damaging insects and disease, and in healthy condition. The threshold for applying insecticides and herbicide shall follow established Integrated Pest Management (IPM) procedures. Mulch areas shall be kept reasonably free of weeds, grass.

4.2 IF MAINTENANCE DURING THE WARRANTY PERIOD **is by others**

A. After Substantial Completion Acceptance, the Contractor shall make sufficient site visits to observe the Owner's maintenance and become aware of problems with the maintenance in time to request changes, until the date of End of Warranty Final Acceptance.
   1. Notify the Owner's Representative in writing if maintenance, including watering, is not sufficient to maintain plants in a healthy condition. Such notification must be made in a timely period so that the Owner's Representative may take corrective action.
      a. Notification must define the maintenance needs and describe any corrective action required.
   2. In the event that the Contractor fails to visit the site and or notify, in writing, the Owner's Representative of maintenance needs, lack of maintenance shall not be used as grounds for voiding or modifying the provisions of the warranty.

4.2 IF MAINTENANCE DURING THE WARRANTY PERIOD **is by the plant installer**

A. During the warranty period, provide all maintenance for all plantings to keep the plants in a healthy state and the planting areas clean and neat.
B. General requirements:
   1. All work shall be undertaken by trained crews.
   2. All chemical and fertilizer applications shall be made by licensed applicators for the type of chemicals to be used. All work and chemical use shall comply with all applicable local, provincial and federal requirements.
   3. Assure that hoses and watering equipment and other maintenance equipment does not block paths or be placed in a manner that may create tripping hazards. Use standard safety warning barriers and other procedures to maintain the site in a safe manner for visitors at all times.
   4. All workers shall wear required safety equipment and apparel appropriate for the tasks being undertaken.
   5. The Contractor shall not store maintenance equipment at the site at times when they are not in use unless authorized in writing by the Owner's Representative.
   6. Maintenance vehicles shall not park on the site including walks and lawn areas at any time without the Owner's Representative's written permission.
   7. Meet with the Owner's Representative a minimum of three times a year to review the progress and discuss any changes that are needed in the maintenance program. At the end of the warranty period attend a hand over meeting to formally transfer the responsibilities of maintenance to the Owner's Representative. Provide all information on past maintenance activities and provide a list of critical tasks that will be needed over the next 12 months.
C. Provide the following maintenance tasks:
   1. Watering; Provide all water required to keep soil within and around the root balls at optimum moisture content for plant growth.
      a. Maintain all watering systems and equipment and keep them operational.
   2. Fertilizer: Fertilize sod once in the early spring, twice in the summer, and once in early fall. Fertilize plants, trees, and palms once in early spring and again in early fall. Supplement as needed based on soil tests and signs of nutrient deficiencies.
   3. Plant pruning: Remove cross over branching, shorten or remove developing co dominant leaders, dead wood and winter-damaged branches. Unless directed by the Owner's Representative, do not shear plants or make heading cuts.
   4. Restore plants: Reset any plants that have settled or are leaning as soon as the condition is noticed.
   5. Guying and staking: Maintain plant guys in a taught position. Remove tree guys and staking after the first full growing season unless directed by Owner's Representative.
   6. Weed control: Keep all beds free of weeds. Hand-remove all weeds and any plants that do not appear on the planting plan. Chemical weed control is permitted only with the approval of the Owner's Representative and local regulations. Schedule weeding as needed.
   7. Trash removal: Remove all trash and debris from all planting beds and maintain the beds in a neat and tidy appearance.
   8. Plant pest control: Maintain disease, insects and other pests at manageable levels. Manageable levels shall be defined as damage to plants that may be noticeable to a professional but not to the average person. Use least invasive methods to control plant disease and insect outbreaks and abide by local regulations.
   9. Plant replacement: Replace all plants that are defective as defined in the warranty provisions, as soon as the plant decline is obvious and in suitable weather and season for planting. Plants that become defective during the maintenance period shall be covered and replaced under the warranty provisions.
   10. Mulch: Refresh mulch once a year to maintain complete coverage but do not over mulch. At no time shall the overall mulch thickness be greater that 3 inches. Do not apply mulch within 6 inches of the trunks or stems of any plants.
   11. Bed edging: Check and maintain edges between mulch and lawn areas in smooth neat lines as originally shown on the drawings.
   12. Damage from site use: Repair of damage by site visitors and events, beyond normal wear, are not part of this maintenance. The Owner's Representative may request that the Contractor repair damage beds or plantings for an additional cost. All additional work shall be approved in advance by the Owner's Representative.

4.3 END OF WARRANTY FINAL ACCEPTANCE / MAINTENANCE OBSERVATION

A. At the end of the Warranty and Maintenance period the Owner's Representative shall observe the work and establish that all provisions of the contract are complete and the work is satisfactory.
   1. If the work is satisfactory, the maintenance period will end on the date of the final observation.
   2. If the work is deemed unsatisfactory, the maintenance period will continue at no additional expense to the Owner until the work has been completed, observed, and approved by the Owner's Representative.
B. FAILURE TO PASS OBSERVATION: If the work fails to pass final observation, any subsequent observations must be rescheduled as per above. The cost to the Owner for additional observations will be charged to the Contractor at the prevailing hourly rate of the Owners Representative.

END OF SECTION

POLLACK LANDSCAPE ARCHITECTS, INC.

321-361-8172 | www.rpollackla.com
Satellite Beach, FL 32937

PROJECT:

Cocoa Village Subdivision
Dixon Boulevard
Cocoa, FL
32922

DATE: 5/12/2023

REVISIONS:

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3.
4.
5.
6.

NOTES:

REGISTERED LANDSCAPE ARCHITECT
RONALD W. POLLACK
LA6667282
STATE OF FLORIDA

SHEET TITLE:

Landscape Specifications

SCALE:

SHEET: L-5 OF: 5

COCOA VILLAGE BAY ESTATES

A REPLAT OF A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA SECTION 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST CITY OF COCOA, BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

SECTION 21 TWP. 24 S., RANGE 36 E.

DESCRIPTION:

(BY SURVEYOR):

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719 AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING WEST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE WITH THE NORTH LINE OF SAID LOT 3 OF DIXON'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF LOT 3 OF INDIAN HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 191.33 FEET AND A CENTRAL ANGLE OF 34°21'46"; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S28°10'43"E A DISTANCE OF 251.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 337.75 FEET AND A CENTRAL ANGLE OF 19°29'14"; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 454.47 FEET AND A CENTRAL ANGLE OF 19°03'45"; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 151.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S27°45'14"E A DISTANCE OF 201.94 FEET TO THE NORTH RIGHT OF WAY LINE OF DIXON BOULEVARD; THENCE S34°13'20"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 394.73 FEET; THENCE N27°11'44"W A DISTANCE OF 225.88 FEET; THENCE S62°43'27"W A DISTANCE OF 27.50 FEET; THENCE N27°04'06"W A DISTANCE OF 581.60 FEET TO THE AFOREMENTIONED NORTH LINE OF LOT 3 OF DIXON'S SUBDIVISION; THENCE N34°08'03"E ALONG SAID NORTH LINE ALSO BEING THE SOUTH LINE OF AFOREMENTIONED INDIAN HILL SUBDIVISION A DISTANCE OF 424.21 FEET TO THE POINT OF BEGINNING. CONTAINING 7.27 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719 AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE WITH THE NORTH LINE OF SAID LOT 3 OF DIXON'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF LOT 3 OF INDIAN HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N34°08'03"E ALONG SAID NORTH LINE OF LOT 3 A DISTANCE OF 18.22 FEET TO THE "SAFE UPLAND LINE" OF THE INDIAN RIVER; THENCE S33°29'33"E ALONG SAID "SAFE UPLAND LINE" A DISTANCE OF 47.81 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 241.33 FEET AND A CENTRAL ANGLE OF 10°30'43"; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 44.28 FEET TO THE POINT OF BEGINNING. CONTAINING 0.01 ACRES MORE OR LESS.

PARCEL 3

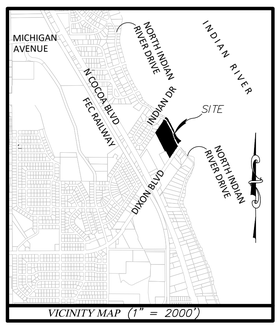
A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719 AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE WITH THE NORTH LINE OF SAID LOT 3 OF DIXON'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF LOT 3 OF INDIAN HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 191.33 FEET AND A CENTRAL ANGLE OF 34°21'46"; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S28°10'43"E A DISTANCE OF 251.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE N61°49'17"E A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE BEING THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE WEST AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N28°10'43"W ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 244.34 FEET TO THE "SAFE UPLAND LINE" OF THE INDIAN RIVER; THENCE THE FOLLOWING 6 COURSES ALONG SAID "SAFE UPLAND LINE"; (1) S34°58'10"E, A DISTANCE OF 28.28 FEET; THENCE (2) S26°13'56"E, A DISTANCE OF 47.90 FEET; THENCE (3) S28°53'50"E, A DISTANCE OF 69.15 FEET; THENCE (4) S29°13'08"E, A DISTANCE OF 80.34 FEET; THENCE (5) S25°57'20"E, A DISTANCE OF 54.66 FEET; THENCE (6) S14°31'53"E, A DISTANCE OF 34.73 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 387.75 FEET AND A CENTRAL ANGLE OF 01°19'08"; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 69.83 FEET TO THE AFOREMENTIONED POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING. CONTAINING 0.02 ACRES MORE OR LESS.

PARCEL 4

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719 AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE WITH THE NORTH LINE OF SAID LOT 3 OF DIXON'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF LOT 3 OF INDIAN HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 191.33 FEET AND A CENTRAL ANGLE OF 34°21'46"; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S28°10'43"E A DISTANCE OF 251.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 337.75 FEET AND A CENTRAL ANGLE OF 19°29'14"; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE ON A RADIAL BEARING OF N81°18'31"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE AND THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 387.75 FEET AND A CENTRAL ANGLE OF 03°48'14"; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 25.73 FEET TO THE "SAFE UPLAND LINE" OF THE INDIAN RIVER; THENCE THE FOLLOWING 10 COURSES ALONG SAID "SAFE UPLAND LINE"; (1) S15°41'09"E, A DISTANCE OF 47.15 FEET; THENCE (2) S41°45'30"E, A DISTANCE OF 54.83 FEET; THENCE (3) S33°35'01"E, A DISTANCE OF 60.87 FEET; THENCE (4) S47°29'31"E, A DISTANCE OF 41.76 FEET; THENCE (5) S51°43'54"E, A DISTANCE OF 40.34 FEET; THENCE (6) S57°45'55"E, A DISTANCE OF 34.26 FEET; THENCE (7) S33°04'21"W, A DISTANCE OF 27.34 FEET; THENCE (8) S56°45'47"W, A DISTANCE OF 53.48 FEET; THENCE (9) S25°19'30"E, A DISTANCE OF 2.27 FEET; THENCE (10) S04°10'16"W, A DISTANCE OF 18.51 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE; THENCE N27°45'14"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 145.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 404.47 FEET AND A CENTRAL ANGLE OF 19°03'45"; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 134.57 FEET TO THE POINT OF BEGINNING. CONTAINING 0.25 ACRES MORE OR LESS.



VICINITY MAP (1" = 2000')

PREPARED BY:

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545 1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

PLAT NOTES:

1. BEARING REFERENCE: BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE DERIVED BY ASSIGNING A GRID BEARING OF S28°10'43"E TO THE WEST RIGHT OF WAY LINE OF NORTH INDIAN RIVER DRIVE.
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE IN ACCORDANCE WITH FLORIDA STATUES CHAPTER 177.091(8) & 177.091(9).
3. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
4. THE FOLLOWING EASEMENTS ARE HEREBY DEDICATED OR RESERVED:
   A. A 20 FOOT WIDE PRIVATE DRAINAGE EASEMENT ALONG THE FRONT OF ALL LOTS ADJACENT TO AND CONTIGUOUS WITH INDIAN RIVER DRIVE AND SHALL BE MAINTAINED BY THE COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.
   B. A 20 FOOT WIDE PRIVATE DRAINAGE AND WALL EASEMENT ALONG THE REAR OF LOTS 1 THROUGH 7 AND SHALL BE MAINTAINED BY THE COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.
   C. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONT OF EACH LOT ABUTTING PUBLIC RIGHT OF WAYS. (SAID EASEMENT LIES WITHIN THE 20 FOOT WIDE PRIVATE DRAINAGE EASEMENT).
   D. A 5 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT ALONG THE SIDE OF LOTS 1 AND 7. THE PRIVATE DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.
   E. A 10 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT CENTERED ON THE COMMON LOT LINE BETWEEN ALL ADJOINING LOTS. THE PRIVATE DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.
   F. A 20 FOOT WIDE PRIVATE SHARED ACCESS EASEMENT CENTERED ON THE COMMON LOT LINE BETWEEN LOTS 1 AND 2, LOTS 3 AND 4, AND LOTS 5 AND 6 AND SHALL BE MAINTAINED BY THE COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC., TERMINATING AT THE REAR 20 FOOT WIDE PRIVATE DRAINAGE AND WALL EASEMENT AS SHOWN.
   G. A 20 FOOT BY 20 FOOT PRIVATE GATE ACCESS EASEMENT AT THE NORTHEAST CORNER OF LOT 7 AND SHALL BE MAINTAINED BY THE COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.
5. TRACTS A, B, C, D, E AND G SHALL BE OWNED AND MAINTAINED BY THE COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.
6. THIS PLAT IS SUBJECT TO THE PROVISIONS CONTAINED IN THE DECLARATIONS OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS , AND ANY SUPPLEMENT AND/OR AMENDMENT(S) THERETO, RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
7. THE CITY OF COCOA, FLORIDA, BREVARD COUNTY, FLORIDA, THE STATE OF FLORIDA, AND THE FEDERAL GOVERNMENT OF THE UNITED STATES OF AMERICA SHALL BE ALLOWED ACCESS ON THE PRIVATE DRIVES, PEDESTRIAN WAYS, EASEMENTS, AND COMMON OPEN SPACES TO ENSURE AND PROVIDE FOR THE POLICE AND FIRE PROTECTION OF THE AREA, THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND FOR INGRESS AND EGRESS FOR LAW ENFORCEMENT AND EMERGENCY VEHICLES, MAIL AND PACKAGE DELIVERY, SOLID WASTE/SANITATION, AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, AND TO ENSURE THE HEALTH, WELFARE, AND SAFETY OF THE RESIDENTS AND GUESTS OF RESIDENTS.
8. THE CITY OF COCOA AND BREVARD COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, THE DRAINAGE EASEMENTS AND STORMWATER TRACTS SHOWN ON THIS PLAT, INCLUDING WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREON, AND THE UNDERGROUND STORMWATER DRAINAGE PIPES AND ABOVE GROUND INLET STRUCTURES TO BE CONSTRUCTED IN OR ON SUCH DRAINAGE EASEMENTS AND STORMWATER TRACTS IN THE EVENT OF AN EMERGENCY AND IS GRANTED AN EASEMENT FOR SUCH PURPOSES. TO THE EXTENT THAT THE CITY OR COUNTY OPTS TO MAINTAIN, REPAIR, REPLACE, OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, THE DRAINAGE EASEMENTS AND STORMWATER TRACTS SHOWN ON THIS PLAT, AND THE DRAINAGE SYSTEMS CONSTRUCTED THEREON, THE FREQUENCY, QUALITY OR EXTENT OF SUCH MAINTENANCE, REPAIR, REPLACEMENT, AND CARE WILL BE SUBJECT TO THE CITY'S DISCRETION. A BLANKET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF THE CITY OF COCOA AND BREVARD COUNTY FOR SAID PURPOSE OVER THE STORMWATER TRACTS SHOWN ON THIS PLAT.
9. THIS PLAT IS SUBJECT TO THE PROVISIONS CONTAINED IN OFFICIAL RECORDS BOOK 3364, PAGE 1880; OFFICIAL RECORDS BOOK 3364, PAGE 1884; OFFICIAL RECORDS BOOK 3743, PAGE 1164; AND OFFICIAL RECORDS BOOK 6763, PAGE 1038, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
10. THE PUBLIC UTILITY EASEMENTS SHOWN ARE DEDICATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME. NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICE OF AN ELECTRIC, TELEPHONE , GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.
11. PERMANENT REFERENCE MONUMENTS SET ARE 1/2" IRON ROD WITH CAP STAMPED "PRM IR SURVEY LB 7545".
12. LOT AND TRACT CORNER MARKERS SET ARE 1/2" IRON ROD WITH CAP STAMPED "IR SURVEY LB 7545".

TRACT	AREA	PUBLIC – PRIVATE USE	OWNER AND MAINTENANCE RESPONSIBILITY
A	10,856.61 SQ FT / 0.25 ACRES ±	PRIVATE/OPEN SPACE	COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC
B	822.83 SQ FT / 0.019 ACRES ±	PRIVATE/OPEN SPACE	COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC
C	372.96 SQ FT / 0.009 ACRES ±	PRIVATE/OPEN SPACE	COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC
D	13,697.88 SQ FT / 0.31 ACRES ±	PRIVATE/STORMWATER	COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC
E	9,545.52 SQ FT / 0.22 ACRES ±	PRIVATE/STORMWATER	COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC
F	26,503.32 SQ FT / 0.61 ACRES ±	PRIVATE/FUTURE DEVELOPMENT	COCOA VILLAGE BAY ESTATES LLC.
G	157,501.57 SQ FT / 3.62 ACRES ±	PRIVATE/CONSERVATION	COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF THE CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WAS FILED FOR RECORD ON,

_____ AT _____FILE NO. _____

_____
CLERK OF THE CIRCUIT COURT
IN AND FOR BREVARD COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY THAT ON _____ THE CITY COUNCIL OF THE CITY OF COCOA APPROVED THE FOREGOING PLAT.

_____
MICHAEL C. BLAKE, MAYOR

ATTEST: _____
MONICA ARSENAULT, CITY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT, COCOA VILLAGE BAY ESTATES, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED AND PLATTED HEREIN, AS:

COCOA VILLAGE BAY ESTATES

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES TO THE PERPETUAL USE OF THE PUBLIC AND TO THE CITY OF COCOA, FLORIDA, ALL EASEMENTS SPECIFICALLY DESIGNATED HEREON AND IN THE PLAT NOTES AS PUBLIC. TRACTS "A", "B", "C", "D", "E" AND "G" AND THE PRIVATE DRAINAGE FACILITIES WITHIN THE SUBDIVISION SHALL NOT BE DEDICATED TO, NOR THE RESPONSIBILITY OF, THE CITY OF COCOA, FLORIDA.

_____
DATE

BY:_____
CESAR PANIAGUA, MANAGER

VYV PROJECT MANAGEMENT LLC., A FLORIDA CORPORATION

WITNESS:_____

(PRINT NAME)_____

WITNESS:_____

(PRINT NAME)_____

VYV PROJECT MANAGEMENT LLC, A FLORIDA CORPORATION
2333 PONCE DE LEON BLVD,
SUITE 630
CORAL GABLES, FL 33134

ATTEST: SIGNED AND SEALED IN THE PRESENCE OF:

_____

STATE OF FLORIDA, COUNTY OF BREVARD,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE BE BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, ON _____, 2026, BY CESAR PANIAGUA AS MANAGER OF VYV PROJECT MANAGEMENT LLC, A FLORIDA CORPORATION. SAID PERSON _____ IS PERSONALLY KNOWN TO ME OR ____PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.
UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUAL AND OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY AUTHORIZED; AND THAT THE DEDICATION IS THE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC:_____

MY COMMISSION EXPIRES:_____

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF COCOA

I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND BREVARD COUNTY CODE SECTION 62-2841(C)(D).

_____
REVIEWING SURVEYOR FOR THE CITY OF COCOA
EDWIN MUNOZ, JR LS #7288

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON NOVEMBER 19, 2021, I COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION; THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART I AND 472, FLORIDA STATUTES AND BREVARD COUNTY CODE SECTION 62-2841 (C) (D).

DATED: 01/13/2026

_____
STEVE CARTECHINE, LS #4895
REGISTERED FLORIDA SURVEYOR AND MAPPER
FOR: INDIAN RIVER SURVEY, INC.
1835 20TH STREET
VERO BEACH, FL 32960

STEVE CARTECHINE LICENSE No. 4895 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

COCOA VILLAGE BAY ESTATES

A REPLAT OF A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
SECTION 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST
CITY OF COCOA, BREVARD COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
SHEET 2 OF 2
SECTION 21 TWP. 24 S., RANGE 36 E.



LEGEND

- ⊕ = SET 1/2" IRON ROD & CAP STAMPED PRM IR SURVEY LB 7545
- ◎ = SET 1/2" IRON ROD & CAP STAMPED IR SURVEY LB 7545
- ■ = FOUND 4"x4" CONCRETE MONUMENT "BMEG LB 3535"
- ● = CORNER NOT SET - FALLS IN RIP-RAP/ WATER
- ELEV. = ELEVATION
- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORDS BOOK
- PRDE = PRIVATE DRAINAGE EASEMENT
- PRWE = PRIVATE WALL EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- POB = POINT OF BEGINNING
- PC = POINT OF CURVATURE
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- R/W = RIGHT OF WAY

CURVE TABLE					
CURVE #	RADIUS	ANGLE	LENGTH	BEARING	CHORD
C1	191.33'	34°21'46"	114.75'	S45°21'36"E	113.04'
C2	337.75'	19°29'14"	114.87'	S18°26'06"E	114.32'
C3	454.47'	19°03'45"	151.20'	S18°13'21"E	150.51'
C4	404.47'	19°03'45"	134.57'	N18°13'21"W	133.95'
C5	387.75'	3°48'14"	25.73'	N10°35'32"W	25.72'
C6	387.75'	10°19'10"	69.84'	N23°01'10"W	69.74'
C7	241.33'	22°27'44"	94.61'	N39°24'35"W	94.01'
C8	241.33'	10°30'43"	44.28'	N55°53'49"W	44.21'
C9	337.75'	10°51'59"	64.06'	S22°44'43"E	63.96'
C10	337.75'	8°37'15"	50.82'	S13°00'06"E	50.77'
C11	454.47'	6°37'47"	52.59'	S12°00'23"E	52.56'
C12	454.47'	12°25'58"	98.62'	S21°32'15"E	98.42'
C13	609.30'	9°26'15"	100.36'	N23°02'06"W	100.25'
C14	609.30'	9°41'10"	103.01'	N13°28'23"W	102.88'
C15	178.00'	19°33'01"	60.74'	N18°24'13"W	60.44'
C16	609.30'	19°07'25"	203.37'	S18°11'31"E	202.42'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N27°45'14"W	145.44'
L2	S15°41'09"E	47.15'
L3	S41°45'30"E	54.83'
L4	S33°35'01"E	60.87'
L5	S47°29'31"E	41.76'
L6	S51°43'54"E	40.34'
L7	S57°45'55"E	34.26'
L8	S33°04'21"W	27.34'
L9	S56°45'47"W	53.48'
L10	S25°19'30"E	2.27'
L11	S04°10'16"W	18.51'
L12	N28°10'43"W	244.34'
L13	S34°58'10"E	28.28'
L14	S26°13'56"E	47.90'
L15	S28°53'50"E	69.15'
L16	S29°13'08"E	80.34'
L17	S25°57'20"E	54.66'
L18	S14°31'53"E	34.73'
L19	N34°08'03"E	18.22'
L20	S33°29'33"E	47.81'

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:
INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

DEMAND AND FIRE FLOW ANALYSIS

COCOA VILLAGE BAY ESTATES
COCOA, FLORIDA

(MEI PN: 149001)

Prepared for

VERTICAL DEVELOPMENTS
2333 Ponce de Leon Blvd., Suite 630
Coral Gables, Florida 33134

Submitted to

City of Cocoa Utilities

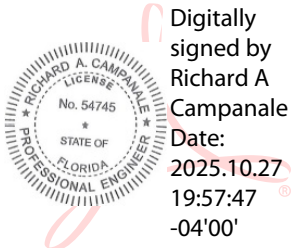
Rev. Date: October 27, 2025

1035 S. Semoran Blvd., Suite 1029 ▪ Winter Park, Florida 32792 ▪ 321-203-2852
State of Florida Board of Professional Engineers
Certification of Authorization No.: 33154

Engineer's Certification Statement

I hereby certify that the design of the water system for the project known as Cocoa Village Bay Estates meets all of the requirements and has been designed substantially in accordance with the City of Cocoa Land Development Code and Utilities Standards.

This item has been digitally signed and sealed by Richard A. Campanale, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Digitally signed by Richard A Campanale
Date: 2025.10.27 19:57:47 -04'00'

Richard A. Campanale, PE No.: 54745

10/27/2025

Date

MEI Partners, LLC – Certificate of Authorization No.: 33154
1035 S. Semoran Blvd., Suite 1029, Winter Park, Florida 32792 • Phone (321) 203-2852 • Fax (321) 203-2948

COCOA VILLAGE BAY ESTATES
COCOA, FLORIDA

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I. PROJECT NARRATIVE

PROJECT DESCRIPTION

The site is located in the City of Cocoa at the northwest quadrant at the intersection of Dixon Boulevard and N. Indian River Drive. The overall property area is approximately 7.55-ac, which includes 6.66-ac of subdivision development, 0.61-ac of Tract F future development, and 0.28-ac open space along Indian River. The proposed water distribution system for the Cocoa Village Bay Estates has been designed to only serve the seven lot subdivision and one (1) new fire hydrant along N. Indian River Boulevard, approximately in front of Lot 4. An 8-in PVC water main is proposed to be constructed within the Public Right-of-Way. The point of connection to an existing 6-in water main is at Dixie Boulevard and travels approximately 960-LF north to a second connection, also a 6-inch water main (refer to the model nodal diagram EX3 and Construction Drawings). The City of Cocoa has performed recent fire hydrant flow testing on hydrants in the vicinity and near to the two connection points. System testing with emphasis on Hydrants 0235 and 0497 have been tested and flow curves generated for modeling purposes. Refer to Section II for Hydrant Flow Testing Data.

The system modeling contains several junction nodes (Lot-Meter Junctions) along N. Indian River Boulevard that were assigned estimated domestic maximum daily flow demands (MDF) and peak hourly flow demands (PHF) based on the City of Cocoa Utilities. In addition, Needed Fire Flow (NFF) calculations were estimated per the NFPA Method (Sections 18.4 and 18.5) and provided on Water and Sewer Plan Sheet C401 and EX3. Several modeling scenarios using WaterCAD 2024 software were performed including –

- Maximum Daily Flow plus NFF Analysis (Hydrant Open Status)
- Peak Hourly Flow plus NFF Analysis (Hydrant Open Status)
- Fire Flow Analysis (Closed Status)

Estimated domestic Average Daily Flows (ADF), Maximum Daily Flows (MDF), and Peak Hourly Flow (PHF) for the proposed project are provided below with a table format. In general, the fixture units are per AWWA criteria and ERC units at 265-gpd for residential, per City of Cocoa LDC requirements. A summary of residential average daily demand calculations for each unit is provided below, and refer to Attachment III for residential demand meter sizing calculations.

Summary of flows ADF, MDF, and PHF are provided for the water distribution system.

Residential	Average Daily Flow ADF (gpm)	Maximum Daily Flow MDF (gpm)	Peak Hour Flow PHF (gpm)
Unit 1	1.5	3.0	6.0
Unit 2	1.5	3.0	6.0
Unit 3	1.5	3.0	6.0
Unit 4	1.5	3.0	6.0
Unit 5	1.5	3.0	6.0
Unit 6	1.5	3.0	6.0
Unit 7	1.5	3.0	6.0
Totals =	**10.5**	**21.0**	**42.0**

For modeling purposes, WaterCAD software simulates MDF Demand + Needed Fire Flow, PHF Demand + Needed Fire Flow, and Fire Flow Analysis scenarios. As stated previously, the proposed point of connections to the existing 6-in water main traveling along Dixie Boulevard (Hydrant #0235) near the intersection with N. Indian River, and north on N. Indian River Drive (Hydrant #0497) have been tested by the City of Cocoa to provide Static Pressure, Residual Pressure, and Recorded Flow. The required demand data has been entered into a system flow curve, reviewed by the Utility Department, to provide the working hydraulic grade (HGL) at each connection/hydrant. Hydrant 0235 generates a flow curve that produces 1542-gpm@47-psi, or HGL of (47-psi x 2.3) equal to 108-ft (pressure head) at connection point (Reservoir 1). The second connection point, Hydrant #0497, generates a flow curve of 1542-gpm@54-psi, providing an HGL of (54-psi x 2.3) equal to 124-ft (pressure head) at connection point (Reservoir 2).

A worst-case scenario has been modeled using PHF demands applied to all residences from the proposed 8-in PVC water main plus the required NFF demand (1,500-gpm) at the proposed hydrant in front of Lot 4. Pursuant to recent communications with Cocoa Utilities Department on 9/29/2025, Director Walsh requested the fire hydrants be set to open status with 500-gpm from hydrant #0235 and 1500-gpm from new hydrant. To accommodate this request, the modeling scenario has been set up using hydrant #0235 and new hydrant to serve residential lots 1 through 3, furthermore hydrant #0497 and new hydrant serving lots 4 through 7, due to distance constraints in accordance with NFPA criteria. In addition, Scenario MDF+NFF demand applied at the Hydrant along the distribution system has been performed, per request of additional information from City of Cocoa Utilities. Refer to Sections IV Parts A and B, with Part A results for Hydrant #0235 open providing fire flow plus required maximum demands, and Part B results for Hydrant #0497 open providing fire flow plus required maximum demands. Refer to Sections V Parts A and B, with Part A results for Hydrant #0235 open providing fire flow required peak hour demands, and Part B results for Hydrant #0497 open providing fire flow plus peak hour demands.

The WaterCAD elevations for the hydrants have been placed at elevation 3-ft (natural grades), elevation 6.5-ft for junctions for potable services at FF EL., and respective reservoirs set to estimated HGL elevations. WaterCAD modeling efforts utilized the local resistance coefficient ‘K’ value for fittings and valves. The automated Fire Flow Analysis calculated for the hydrant passed the fire flow status. The analysis modeled potential worse case scenarios to ensure adequate flows, velocities and pressures are provided within the system. In review of the Fire Flow Results Table, the available fire flow for each hydrant to meet the required demand shows the fire flow demand is achieved. Refer to attached Fire Flow Results Table in Section VI.

Per City of Cocoa Utility standards, the water distribution system must maintain a minimum pressure of 25-psi at all nodes/junction and velocity below 15-ft/sec. The project satisfies the City of Cocoa Utility Department standards.

II. CITY FIRE HYDRANT FLOW INFORMATION AND DATA


0497
0235
S Indian Cir
N Indian River Dr
Dixon Blvd
N Indian

City of Cocoa, Florida Utilities Department
Water Field Operations Division
351 Shearer Blvd. I Cocoa, FL 32922
Phone: (321) 433-8700 I Fax: (321) 433-8708

RECORDED FIRE HYDRANT FLOW INFORMATION

Hydrant Number Flowed:	0235	0307
Hydrant Location:	Dixon Blvd	Dixon Blvd
Recorded Static Pressure:	72 PSI	64 PSI
Recorded Residual Pressure:	62 PSI	54 PSI
Recorded Flow:	32 / 950 PSI/GPM	36 / 1010 PSI/GPM
Residual Taken From Hydrant:	0307	0235

Date of Recording: 6/24/25 Completed By: C. Daniels, J. Cordova

Flow recorded from 2.5" nozzle unless otherwise specified.

IMPORTANT NOTE: The above information is supplied for use in calculation of available fire flow. The information is an instantaneous recording and does not reflect flow and pressure variations in the City of Cocoa potable water system. A minimum of a 5 PSI safety factor will be required for approval by the City. A larger safety factor may be required due to the location of the proposed project. Should you have any questions, please call the City of Cocoa, Utilities Engineering Division at (321) 433-8704.

406-231-6323 | Fire Pump Distributor for the West

Logarithmic Graph of Water Supply

Summary: This app provides a N^1.85 logarithmic graph based on NFPA 291 recommendations. Edit any field and the rest will update automatically.

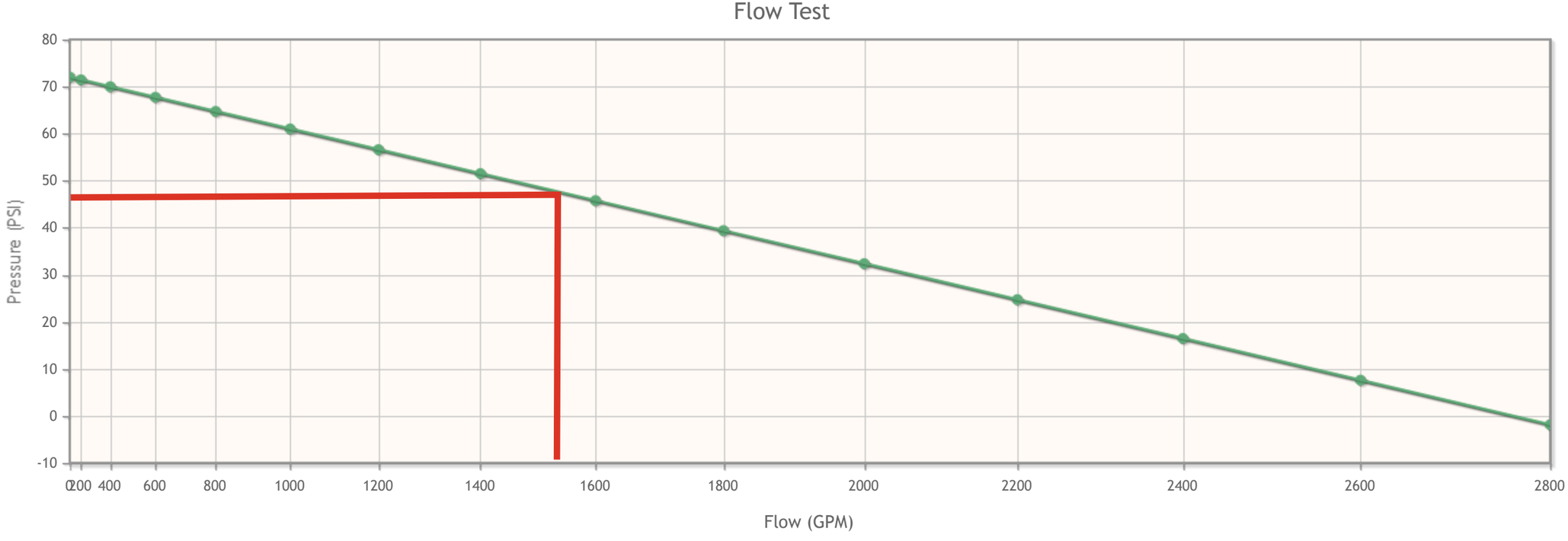
Graph Points

72	Static Pressure
62	Residual Pressure
950	Residual Flow

HYDRANT 0235 - DIXON BLVD

Data Points

Flow	Pressure
1542	47.500



City of Cocoa, Florida Utilities Department
Water Field Operations Division
351 Shearer Blvd. I Cocoa, FL 32922
Phone: (321) 433-8700 I Fax: (321) 433-8708

RECORDED FIRE HYDRANT FLOW INFORMATION

Hydrant Number Flowed:	0019	0497
Hydrant Location:	Indian Cir	Indian River Dr
Recorded Static Pressure:	60 PSI	72 PSI
Recorded Residual Pressure:	52 PSI	64 PSI
Recorded Flow:	30 / 920 PSI/GPM	36 / 1010 PSI/GPM
Residual Taken From Hydrant:	0497	0019

Date of Recording: 6/24/25 Completed By: C. Daniels, J. Cordova

Flow recorded from 2.5" nozzle unless otherwise specified.

IMPORTANT NOTE: The above information is supplied for use in calculation of available fire flow. The information is an instantaneous recording and does not reflect flow and pressure variations in the City of Cocoa potable water system. A minimum of a 5 PSI safety factor will be required for approval by the City. A larger safety factor may be required due to the location of the proposed project. Should you have any questions, please call the City of Cocoa, Utilities Engineering Division at (321) 433-8704.

406-231-6323 | Fire Pump Distributor for the West

Logarithmic Graph of Water Supply

Summary: This app provides a N^1.85 logarithmic graph based on NFPA 291 recommendations. Edit any field and the rest will update automatically.

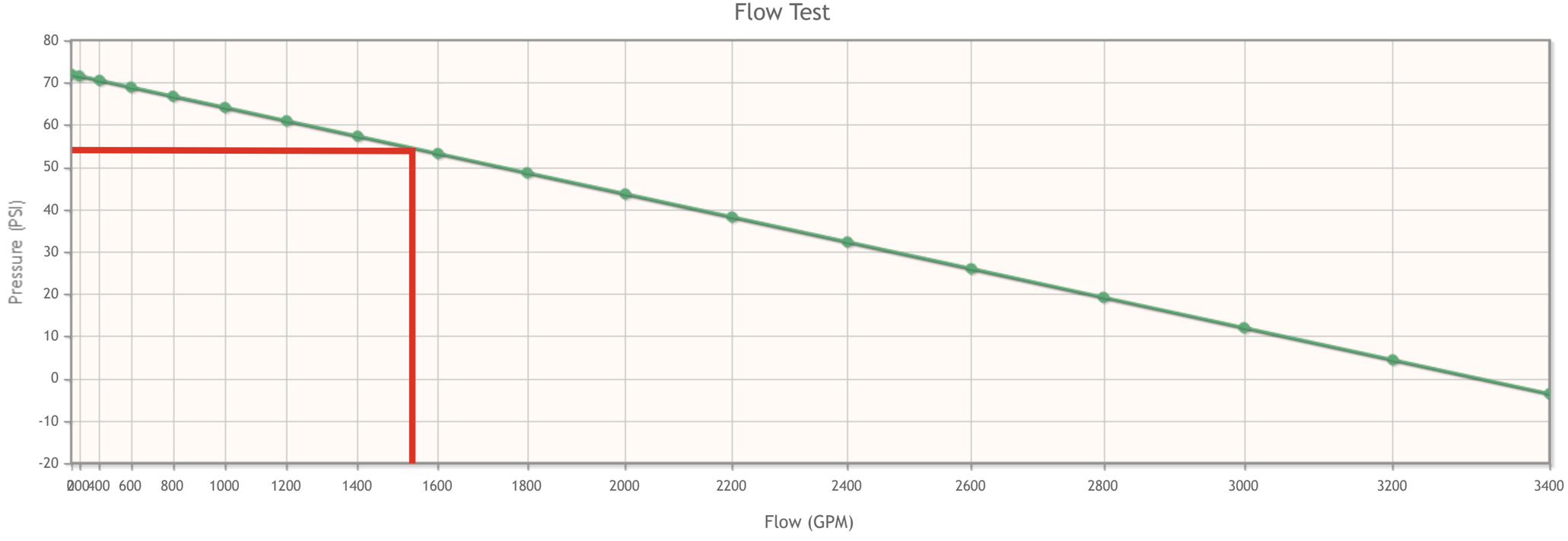
Graph Points

72	Static Pressure
64	Residual Pressure
1010	Residual Flow

HYDRANT 0497 - INDIAN RIVER DRIVE

Data Points

Flow	Pressure
1542	54.499



III. RESIDENTIAL DEMAND CALCULATIONS / METER SIZE

COCOA VILLAGE BAY ESTATES

Average Daily Flow

Project Name: COCOA VILLGAE BAY ESTATES
Project No: 149001

COMPUTATION OF AVERAGE DAILY FLOW

Use / Type of Development	Quantity	ERC Factor	Total ERC	GPD (265 Gallon/day)
Fixtures Per Residential Unit				
Bathtub (8.0 Fixture Units)	2	0.667	1.334	354
Dish Washing Machine (1.4 Fixture Units)	1	0.167	0.167	44
Kitchen Sink (2.2 Fixture Units)	2	0.167	0.334	89
Lavatory (1.5 Fixture Units)	7	0.333	2.331	618
Service Sink (4.0 Fixture Units)	1	0.333	0.333	88
Shower Head (2.5 Fixture Units)	5	0.167	0.835	221
Clothes Washer (6.0 Fixture Units)	1	0.500	0.500	133
Toilet Flush (Tank) (4.0 Fixture Units)	6	0.333	1.998	529
Hose Connection 1/2" (1.0 Fixture Units)	4	0.083	0.332	88
TOTALS =			8.16	2,163

Average Daily Flow (ADF) = 2,163 GPD 1.50 GPM

Use a Max Factor (PF) = 2.00

Total Max Flow = (ADF)*(MF) = 3.00 GPM (Max Daily Flow)

Use a Peak Hour Factor (PF) = 4.00

Total Peak Hour Flow (ADF)*(PF) = 6.01 GPM (Peak Hour Flow)

Use Minimum Design Flow = Q = 6.0 GPM

Total Overall Residential Demand = 42 GPM

Table 6-1 AWWA meter standards

Meter	Minimum Flow Rate, *gpm*	Low-Normal Flow Rate, *gpm*	Change-over Range (Compound Meters)	High-Normal Flow Rate, *gpm*	Maximum Flow Rate *gpm*	Head Loss at Maximum Flow, *psi*
Positive displacement						
⅝ in.	0.25	1		10	20	15
1 in.	0.75	3		25	50	15
1½ in.	1.50	5		50	100	15
2 in.	2.00	8		80	160	15

IV. DEMAND ANALYSIS MDF + NFF ANALYSIS RESULTS

A. FIRE FLOW DEMAND HYDRANT #0235 (OPEN)

FlexTable: Reservoir Table

Label	Elevation (ft)	Flow (Out net) (gpm)	Hydraulic Grade (ft)
R-1 (47-PSI)	108.00	727	108.00
R-2 (54-PSI)	124.00	1,293	124.00

FlexTable: Hydrant Table

Label	Hydrant Status	Elevation (ft)	Hydraulic Grade (ft)	Pressure (psi)	Demand (gpm)
H-1 (NEW)	Open	3.00	100.59	42	1,500
HYD#0235 - EX1	Open	3.00	105.22	44	500
HYD#0497 - EX2	Open	3.00	124.00	52	0

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
LOT 1 METER	6.50	3	105.96	43
LOT 2 METER	6.50	3	105.72	43
LOT 3 METER	6.50	3	105.65	43
LOT 4 METER	6.50	3	106.80	43
LOT 5 METER	6.50	3	109.63	45
LOT 6 METER	6.50	3	114.56	47
LOT 7 METER	6.50	3	115.59	47
J-HYD-1	0.00	0	105.51	46
J-1 (POC - WET TAP)	0.00	0	106.10	46
J-HYD - EX1	0.00	0	106.26	46
J-HYD - EX2	0.00	0	124.00	54

FlexTable: Pipe Table

Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)
8" PVC	187	LOT 1 METER	LOT 2 METER	8.0	PVC	130.0	0.800	224	1.43	0.001
8" PVC	52	LOT 2 METER	LOT 3 METER	8.0	PVC	130.0	0.400	221	1.41	0.001
8" PVC	83	LOT 4 METER	LOT 5 METER	8.0	PVC	130.0	0.400	-1,285	8.20	0.034
8" PVC	21	LOT 6 METER	LOT 7 METER	8.0	PVC	130.0	0.400	-1,291	8.24	0.050
8" PVC	110	LOT 3 METER	J-HYD-1	8.0	PVC	130.0	0.400	218	1.39	0.001
8" PVC	30	J-HYD-1	LOT 4 METER	8.0	PVC	130.0	0.400	-1,282	8.18	0.043
8" DIP	9	J-HYD-1	H-1 (NEW)	8.0	Ductile Iron	120.0	0.800	1,500	9.57	0.168
8" PVC	140	LOT 5 METER	LOT 6 METER	8.0	PVC	130.0	0.800	-1,288	8.22	0.035
8" PVC	97	J-1 (POC - WET TAP)	LOT 1 METER	8.0	PVC	130.0	1.000	227	1.45	0.002
6" PVC	32	R-1 (47-PSI)	J-HYD - EX1	6.0	PVC	130.0	0.390	727	8.25	0.054
6" PVC	28	J-HYD - EX1	J-1 (POC - WET TAP)	6.0	PVC	130.0	0.200	227	2.58	0.005
6" DIP	10	HYD#0235 - EX1	J-HYD - EX1	6.0	Ductile Iron	120.0	0.800	-500	5.67	0.065
8" PVC	250	LOT 7 METER	R-2 (54-PSI)	8.0	PVC	130.0	1.000	-1,293	8.26	0.034
6" DIP	19	R-2 (54-PSI)	J-HYD - EX2	6.0	Ductile Iron	120.0	0.800	0	0.00	0.000
6" DIP	10	J-HYD - EX2	HYD#0497 - EX2	6.0	Ductile Iron	120.0	0.400	0	0.00	0.000

IV. DEMAND ANALYSIS MDF + NFF ANALYSIS RESULTS

B. FIRE FLOW DEMAND HYDRANT #0497 (OPEN)

FlexTable: Reservoir Table

Label	Elevation (ft)	Flow (Out net) (gpm)	Hydraulic Grade (ft)
R-1 (47 PSI)	108.00	272	108.00
R-2 (54-PSI)	124.00	1,749	124.00

FlexTable: Hydrant Table

Label	Hydrant Status	Elevation (ft)	Hydraulic Grade (ft)	Pressure (psi)	Demand (gpm)
H-1 (NEW)	Open	3.00	101.74	43	1,500
HYD#0235 - EX1	Open	3.00	107.73	45	0
HYD#0497 - EX2	Open	3.00	122.32	52	500

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
LOT 1 METER	6.50	3	107.30	44
LOT 2 METER	6.50	3	106.97	43
LOT 3 METER	6.50	3	106.87	43
LOT 4 METER	6.50	3	107.89	44
LOT 5 METER	6.50	3	110.54	45
LOT 6 METER	6.50	3	115.15	47
LOT 7 METER	6.50	3	116.11	47
J-HYD-1	0.00	0	106.68	46
J-1 (POC - WET TAP)	0.00	0	107.51	47
J-HYD - EX1	0.00	0	107.73	47
J-HYD - EX2	0.00	0	123.33	53

FlexTable: Pipe Table

Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)
8" PVC	187	LOT 1 METER	LOT 2 METER	8.0	PVC	130.0	0.800	269	1.72	0.002
8" PVC	52	LOT 2 METER	LOT 3 METER	8.0	PVC	130.0	0.400	266	1.70	0.002
8" PVC	83	LOT 4 METER	LOT 5 METER	8.0	PVC	130.0	0.400	-1,240	7.92	0.032
8" PVC	21	LOT 6 METER	LOT 7 METER	8.0	PVC	130.0	0.400	-1,246	7.95	0.046
8" PVC	110	LOT 3 METER	J-HYD-1	8.0	PVC	130.0	0.400	263	1.68	0.002
8" PVC	30	J-HYD-1	LOT 4 METER	8.0	PVC	130.0	0.400	-1,237	7.90	0.040
8" DIP	10	J-HYD-1	H-1 (NEW)	8.0	Ductile Iron	120.0	0.800	1,500	9.57	0.164
8" PVC	140	LOT 5 METER	LOT 6 METER	8.0	PVC	130.0	0.800	-1,243	7.94	0.033
8" PVC	97	J-1 (POC - WET TAP)	LOT 1 METER	8.0	PVC	130.0	1.000	272	1.73	0.002
6" PVC	32	R-1 (47 PSI)	J-HYD - EX1	6.0	PVC	130.0	0.390	272	3.08	0.008
6" PVC	28	J-HYD - EX1	J-1 (POC - WET TAP)	6.0	PVC	130.0	0.200	272	3.08	0.008
6" DIP	9	HYD#0235 - EX1	J-HYD - EX1	6.0	Ductile Iron	120.0	0.400	0	0.00	0.000
8" PVC	250	LOT 7 METER	R-2 (54-PSI)	8.0	PVC	130.0	1.000	-1,249	7.97	0.032
6" DIP	20	R-2 (54-PSI)	J-HYD - EX2	6.0	Ductile Iron	120.0	0.400	500	5.67	0.034
6" DIP	9	J-HYD - EX2	HYD#0497 - EX2	6.0	Ductile Iron	120.0	0.400	500	5.67	0.047

V. DEMAND ANALYSIS PHF + NFF ANALYSIS RESULTS

A. FIRE FLOW DEMAND HYDRANT #0235 (OPEN)

FlexTable: Reservoir Table

Label	Elevation (ft)	Flow (Out net) (gpm)	Hydraulic Grade (ft)
R-1 (47-PSI)	108.00	740	108.00
R-2 (54-PSI)	124.00	1,302	124.00

FlexTable: Hydrant Table

Label	Hydrant Status	Elevation (ft)	Hydraulic Grade (ft)	Pressure (psi)	Demand (gpm)
H-1 (NEW)	Open	3.00	100.47	42	1,500
HYD#0235 - EX1	Open	3.00	105.16	44	500
HYD#0497 - EX2	Open	3.00	124.00	52	0

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
LOT 1 METER	6.50	6	105.87	43
LOT 2 METER	6.50	6	105.61	43
LOT 3 METER	6.50	6	105.53	43
LOT 4 METER	6.50	6	106.68	43
LOT 5 METER	6.50	6	109.50	45
LOT 6 METER	6.50	6	114.44	47
LOT 7 METER	6.50	6	115.48	47
J-HYD-1	0.00	0	105.40	46
J-1 (POC - WET TAP)	0.00	0	106.03	46
J-HYD - EX1	0.00	0	106.20	46
J-HYD - EX2	0.00	0	124.00	54

FlexTable: Pipe Table

Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)
8" PVC	187	LOT 1 METER	LOT 2 METER	8.0	PVC	130.0	0.800	234	1.49	0.001
8" PVC	52	LOT 2 METER	LOT 3 METER	8.0	PVC	130.0	0.400	228	1.46	0.001
8" PVC	83	LOT 4 METER	LOT 5 METER	8.0	PVC	130.0	0.400	-1,284	8.20	0.034
8" PVC	21	LOT 6 METER	LOT 7 METER	8.0	PVC	130.0	0.400	-1,296	8.27	0.050
8" PVC	110	LOT 3 METER	J-HYD-1	8.0	PVC	130.0	0.400	222	1.42	0.001
8" PVC	30	J-HYD-1	LOT 4 METER	8.0	PVC	130.0	0.400	-1,278	8.16	0.042
8" DIP	9	J-HYD-1	H-1 (NEW)	8.0	Ductile Iron	120.0	0.800	1,500	9.57	0.168
8" PVC	140	LOT 5 METER	LOT 6 METER	8.0	PVC	130.0	0.800	-1,290	8.23	0.035
8" PVC	97	J-1 (POC - WET TAP)	LOT 1 METER	8.0	PVC	130.0	1.000	240	1.53	0.002
6" PVC	32	R-1 (47-PSI)	J-HYD - EX1	6.0	PVC	130.0	0.390	740	8.40	0.056
6" PVC	28	J-HYD - EX1	J-1 (POC - WET TAP)	6.0	PVC	130.0	0.200	240	2.72	0.006
6" DIP	10	HYD#0235 - EX1	J-HYD - EX1	6.0	Ductile Iron	120.0	0.800	-500	5.67	0.065
8" PVC	250	LOT 7 METER	R-2 (54-PSI)	8.0	PVC	130.0	1.000	-1,302	8.31	0.034
6" DIP	19	R-2 (54-PSI)	J-HYD - EX2	6.0	Ductile Iron	120.0	0.800	0	0.00	0.000
6" DIP	10	J-HYD - EX2	HYD#0497 - EX2	6.0	Ductile Iron	120.0	0.400	0	0.00	0.000

V. DEMAND ANALYSIS PHF + NFF ANALYSIS RESULTS

B. FIRE FLOW DEMAND HYDRANT #0497 (OPEN)

FlexTable: Reservoir Table

Label	Elevation (ft)	Flow (Out net) (gpm)	Hydraulic Grade (ft)
R-1 (47 PSI)	108.00	285	108.00
R-2 (54-PSI)	124.00	1,757	124.00

FlexTable: Hydrant Table

Label	Hydrant Status	Elevation (ft)	Hydraulic Grade (ft)	Pressure (psi)	Demand (gpm)
H-1 (NEW)	Open	3.00	101.64	43	1,500
HYD#0235 - EX1	Open	3.00	107.70	45	0
HYD#0497 - EX2	Open	3.00	122.32	52	500

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
LOT 1 METER	6.50	6	107.24	44
LOT 2 METER	6.50	6	106.88	43
LOT 3 METER	6.50	6	106.78	43
LOT 4 METER	6.50	6	107.78	44
LOT 5 METER	6.50	6	110.42	45
LOT 6 METER	6.50	6	115.05	47
LOT 7 METER	6.50	6	116.01	47
J-HYD-1	0.00	0	106.58	46
J-1 (POC - WET TAP)	0.00	0	107.46	46
J-HYD - EX1	0.00	0	107.70	47
J-HYD - EX2	0.00	0	123.33	53

FlexTable: Pipe Table

Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)
8" PVC	187	LOT 1 METER	LOT 2 METER	8.0	PVC	130.0	0.800	279	1.78	0.002
8" PVC	52	LOT 2 METER	LOT 3 METER	8.0	PVC	130.0	0.400	273	1.74	0.002
8" PVC	83	LOT 4 METER	LOT 5 METER	8.0	PVC	130.0	0.400	-1,239	7.91	0.032
8" PVC	21	LOT 6 METER	LOT 7 METER	8.0	PVC	130.0	0.400	-1,251	7.99	0.047
8" PVC	110	LOT 3 METER	J-HYD-1	8.0	PVC	130.0	0.400	267	1.70	0.002
8" PVC	30	J-HYD-1	LOT 4 METER	8.0	PVC	130.0	0.400	-1,233	7.87	0.040
8" DIP	10	J-HYD-1	H-1 (NEW)	8.0	Ductile Iron	120.0	0.800	1,500	9.57	0.164
8" PVC	140	LOT 5 METER	LOT 6 METER	8.0	PVC	130.0	0.800	-1,245	7.95	0.033
8" PVC	97	J-1 (POC - WET TAP)	LOT 1 METER	8.0	PVC	130.0	1.000	285	1.82	0.002
6" PVC	32	R-1 (47 PSI)	J-HYD - EX1	6.0	PVC	130.0	0.390	285	3.23	0.009
6" PVC	28	J-HYD - EX1	J-1 (POC - WET TAP)	6.0	PVC	130.0	0.200	285	3.23	0.008
6" DIP	9	HYD#0235 - EX1	J-HYD - EX1	6.0	Ductile Iron	120.0	0.400	0	0.00	0.000
8" PVC	250	LOT 7 METER	R-2 (54-PSI)	8.0	PVC	130.0	1.000	-1,257	8.02	0.032
6" DIP	20	R-2 (54-PSI)	J-HYD - EX2	6.0	Ductile Iron	120.0	0.400	500	5.67	0.034
6" DIP	9	J-HYD - EX2	HYD#0497 - EX2	6.0	Ductile Iron	120.0	0.400	500	5.67	0.047

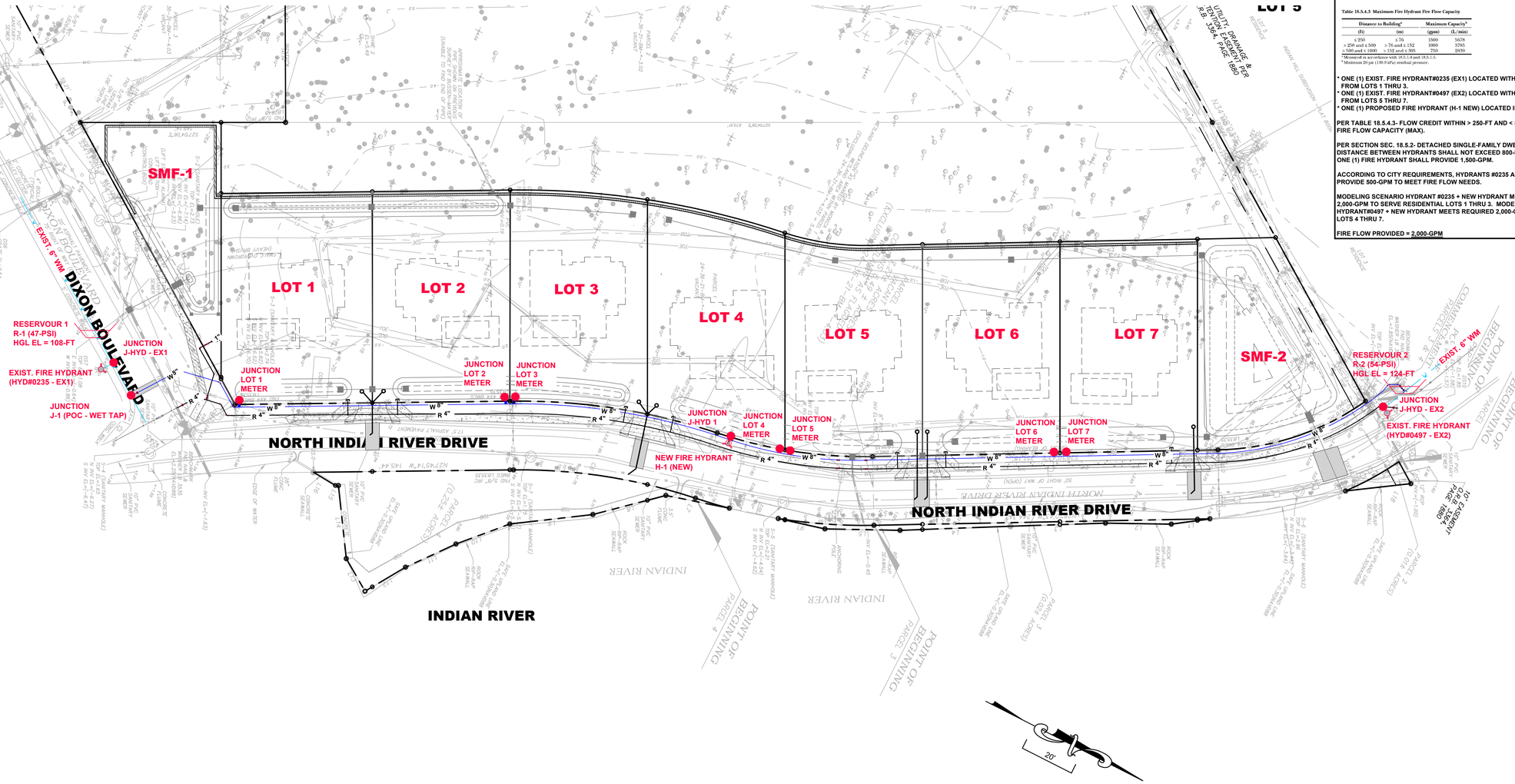
VI. FIRE FLOW ANALYSIS RESULTS

Fire Flow Node FlexTable: Fire Flow Results Table

Label	Zone	Satisfies Fire Flow Constraints?	Fire Flow Status	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Flow (Total Needed) (gpm)	Flow (Total Available) (gpm)	Pressure (Residual Lower Limit) (psi)	Pressure (Calculated Residual) (psi)	Pressure (Zone Lower Limit) (psi)
H-1 (NEW)	<None>	True	Passed	1,500	2,000	1,500	2,000	20	38	20
HYD#0235 - EX1	<None>	True	Passed	500	1,322	500	1,322	20	44	20
HYD#0497 - EX2	<None>	True	Passed	500	1,322	500	1,322	20	51	20

Pressure (Calculated Zone Lower Limit) (psi)	Junction w/ Minimum Pressure (Zone)	Pressure (System Lower Limit) (psi)	Pressure (Calculated System Lower Limit) (psi)	Junction w/ Minimum Pressure (System)	Is Fire Flow Run Balanced?
38	LOT 4 METER	(N/A)	38	LOT 4 METER	True
42	J-HYD - EX2	(N/A)	42	J-HYD - EX2	True
40	J-HYD - EX2	(N/A)	40	J-HYD - EX2	True

VII. WATER MAIN MODEL NODAL DIAGRAM



FIRE FLOW CALCULATIONS

NEEDED FIRE FLOW CALCULATIONS (NFPA)

Cocoa Village Bay Estates

Sources: City of Cocoa Utilities - Technical Provisions and Standards, Effective January 31, 2024.
NFPA 1, 2024 Edition: Sections 18.4 and 18.5, Table 18.4.4.2.1

NFPA TABLE 18.4.5.1.2 - Minimum Required Fire Flow

Construction Type	V (000)	Single Family - V-B (Separated Dwelling Units)
Fire Flow Area (sf)	4,801 - 6,200	Cocoa Village at 5,841 sf (GFA) (Under Roof)
NFF (gpm)	2,000	

NFPA Chapter 18.4.5.2.1 - Reduction of Fire Flow

A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1,000 gpm.

NFF Reduction = 0% x 2,000
NFF = 2000 gpm

Maximum Daily Potable Demand

265 gpd (City of Cocoa per Residence LDR)
3.0 gpm (Estimated MDF added to NFF for fire hydrant requirements)

2,003 NFF + MAX DAILY FLOW

City of Cocoa Fire Hydrants

Fire Flow Requirement (gpm) 2,000 **Min. Required Fire Flow per Table 18.4.4.2.1**
No. of Hydrants Proposed 1 **No. of Hydrants Existing** 2
(To meet Fire Hydrant separation according to Sec. 18.5.4

Existing Hydrant #0235 - Hydrant Spacing (ft) = 350 (Dixon Blvd.)
Existing Hydrant #0497 - Hydrant Spacing (ft) = 440 (Indian River Drive)

Table 18.5.4.3 Maximum Fire Hydrant Fire Flow Capacity

Distance to Building[a] (ft)	(m)	Maximum Capacity[b] (gpm)	(L/min)
≤ 250	≤ 76	1500	5678
> 250 and ≤ 500	> 76 and ≤ 152	1000	3785
> 500 and ≤ 1000	> 152 and ≤ 305	750	2839

[a] Measured in accordance with 18.5.1.4 and 18.5.1.5.
[b] Minimum 20 psi (139.9 kPa) residual pressure.

*** ONE (1) EXIST. FIRE HYDRANT#0235 (EX1) LOCATED WITHIN APPROX. 350-FT FROM LOTS 1 THRU 3.**
*** ONE (1) EXIST. FIRE HYDRANT#0497 (EX2) LOCATED WITHIN APPROX. 440-FT FROM LOTS 5 THRU 7.**
*** ONE (1) PROPOSED FIRE HYDRANT (H-1 NEW) LOCATED IN FRONT OF LOT 4.**

PER TABLE 18.5.4.3- FLOW CREDIT WITHIN > 250-FT AND < 500-FT IS 1000-GPM FIRE FLOW CAPACITY (MAX).

PER SECTION SEC. 18.5.2- DETACHED SINGLE-FAMILY DWELLING UNITS MAX. DISTANCE BETWEEN HYDRANTS SHALL NOT EXCEED 800-FT. PROPOSED ONE (1) FIRE HYDRANT SHALL PROVIDE 1,500-GPM.

ACCORDING TO CITY REQUIREMENTS, HYDRANTS #0235 AND #0497 SHALL PROVIDE 500-GPM TO MEET FIRE FLOW NEEDS.

MODELING SCENARIO HYDRANT #0235 + NEW HYDRANT MEETS REQUIRED 2,000-GPM TO SERVE RESIDENTIAL LOTS 1 THRU 3. MODELING SCENARIO HYDRANT#0497 + NEW HYDRANT MEETS REQUIRED 2,000-GPM TO SERVE LOTS 4 THRU 7.

FIRE FLOW PROVIDED = 2,000-GPM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY -
RICHARD A. CAMPANALE, PE ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

RICHARD A. CAMPANALE, PE 54745

NO	DATE	DESCRIPTION OF REVISION	REV BY
6			
5	10/24/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
4	7/29/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
3	2/27/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	QY
2			
1	4/8/2024	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	

JOB NO. 149001
SCALE: AS NOTED
START: 4/28/2023
DESIGN: KSH
DRAWN: KSH
CHECKED: KSH
APPROVED: KSH

149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES
DIXON BOULEVARD
COCOA FLORIDA

WATER MAIN MODEL NODAL DIAGRAM

MEI PARTNERS
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PREPARED BY AND RETURN TO:
Mitchell S. Goldman, Esq.
Goldman, Monaghan, Thakkar & Bettin, P.A.
96 Willard Street, Suite 302
Cocoa, Florida 32922

COMMUNITY DECLARATION
FOR
COCOA VILLAGE BAY ESTATES

COMMUNITY DECLARATION FOR COCOA VILLAGE BAY ESTATES

THIS COMMUNITY DECLARATION FOR COCOA VILLAGE BAY ESTATES GROVES ("Declaration") is made this _____ day of _____, 2025, by COCOA VILLAGE BAY ESTATES LLC, a Florida limited liability company ("Declarant"), joined by COCOA VILLAGE BAY ESTATES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation ("Association").

RECITALS

A. The Declarant is the record title owner of the real property located in Brevard County, Florida, more particularly described on Exhibit 1 attached hereto and incorporated herein by this reference ("COCOA VILLAGE BAY ESTATES").

B. The Declarant hereby desires to subject COCOA VILLAGE BAY ESTATES to the covenants, conditions, and restrictions contained in this Declaration.

C. This Declaration is a covenant running with all the land comprising COCOA VILLAGE BAY ESTATES, and each present and future owner of interests therein and their respective heirs, successors, and assigns are hereby subject to this Declaration.

NOW THEREFORE, in consideration of the premises and mutual covenants contained in this Declaration, the Declarant hereby declares that every portion of COCOA VILLAGE BAY ESTATES is to be held, transferred, sold, conveyed, used, and occupied subject to the covenants, conditions, restrictions, easements, reservations, regulations, charges, and liens hereinafter set forth.

1. Recitals. The foregoing recitals are true and correct and are incorporated into and form a part of this Declaration.

2. Definitions. In addition to the terms defined elsewhere in this Declaration, all initially capitalized terms herein shall have the following meanings:

"ACC" shall mean the Architectural Control Committee for COCOA VILLAGE BAY ESTATES established pursuant to Section 18.1 hereof.

"COCOA VILLAGE BAY ESTATES" shall have the meaning set forth in the Recitals hereof subject to additions and deletions thereto as permitted pursuant to the terms of this Declaration.

"Articles" shall mean the Articles of Incorporation of the Association filed with the Florida Secretary of State in the form attached hereto as Exhibit 2 and made a part hereof, as amended from time to time.

"Assessments" shall mean any assessments made in accordance with this Declaration and as further defined in Section 16.1 hereof.

"Association" shall mean COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, its successors and assigns.

"Board" shall mean the Board of Directors of the Association.

"Bylaws" shall mean the Bylaws of the Association in the form attached hereto as Exhibit 3 and made a part hereof, as amended from time to time.

"City" shall mean the City of Cocoa.

"Common Areas" shall mean all real property interests and personality within COCOA VILLAGE BAY ESTATES designated as Common Areas from time to time by the Declarant, by a Plat, or by a recorded amendment to this Declaration and provided for, owned, leased by, or dedicated to, the common use and enjoyment of the Owners within COCOA VILLAGE BAY ESTATES. The Declarant hereby designates the parcels of real property labeled as "Common Areas" on Exhibit 5 attached hereto and incorporated herein, as the Common Areas of COCOA VILLAGE BAY ESTATES. The Common Areas may include, without limitation, the Recreational Facilities (as defined herein, if any), the Wetland Conservation Areas (as defined herein), any Mail Delivery Center (as defined herein), sign monuments, entrance features, buffer or landscaped areas, ponds, fountains, open space areas, internal buffers, perimeter buffers, perimeter walls and fences, public rights of way, irrigation facilities, street lights, and commonly used utility facilities. NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, EXCEPT FOR THE COMMON AREAS IDENTIFIED ON EXHIBIT 5, THE DEFINITION OF "COMMON AREAS" AS SET FORTH IN THIS DECLARATION IS FOR DESCRIPTIVE PURPOSES ONLY AND SHALL IN NO WAY BIND, OBLIGATE OR LIMIT THE DECLARANT TO CONSTRUCT OR SUPPLY ANY SUCH ITEM AS SET FORTH IN SUCH DESCRIPTION, THE CONSTRUCTION OR SUPPLYING OF ANY SUCH ITEM BEING IN THE DECLARANT'S SOLE DISCRETION, UNLESS SUCH ITEM IS IDENTIFIED IN PLANS APPROVED BY THE CITY. FURTHER, NO PARTY SHALL BE ENTITLED TO RELY UPON SUCH DESCRIPTION AS A REPRESENTATION OR WARRANTY AS TO THE EXTENT OF THE COMMON AREAS TO BE OWNED BY THE ASSOCIATION, EXCEPT AFTER CONSTRUCTION OF SUCH ITEM AND CONVEYANCE OF ANY SUCH ITEM TO THE ASSOCIATION.

"Community Completion Date" shall mean the date upon which all Homes in COCOA VILLAGE BAY ESTATES, as ultimately planned and as fully developed, have been conveyed by the Declarant to Owners.

"Community Standards" shall mean such architectural and design standards, if any, established by the Declarant or the ACC pursuant to Section 18.5 hereof. The Community Standards, as amended from time to time, shall be recorded in the Public Records (as defined herein) to the extent required by the HOA Act.

"Contractors" shall have the meaning set forth in Section 18.12.2 hereof.

"County" shall mean Brevard County, Florida.

"Declarant" shall mean COCOA VILLAGE BAY ESTATES LLC, a Florida limited liability company or any successor or assign who has or takes title to any portion of the property described in Exhibit 1 for development and/or sale and who is designated as the Declarant in a written instrument, which the immediately preceding Declarant executes. The Declarant shall have the right to assign all, or a portion of any rights granted to the Declarant in this Declaration. The Declarant shall also have the right to assign all or a portion of any obligations of the Declarant in this Declaration. In the event of a partial assignment of some, but not all, of the Declarant's rights and/or obligations, the assignee shall not be deemed the Declarant hereunder, but may exercise only those rights, or shall be responsible for only those obligations, of the Declarant assigned to such assignee. Additionally, any partial assignee that does not assume all of the obligations of the Declarant shall not be deemed the Declarant.

"Declaration" shall mean this COMMUNITY DECLARATION FOR COCOA VILLAGE BAY ESTATES, together with all amendments, supplements, and modifications thereof.

"Electronic Transmission" shall mean any form of communication, not directly involving the physical transmission or transfer of paper, which creates a record that may be retained, retrieved, and reviewed by a recipient and which may be directly reproduced in a comprehensible and legible paper form by such recipient through an automated process. Examples of Electronic Transmission include, without limitation, telegrams, facsimile transmissions, and text that is sent via electronic mail between computers. Electronic Transmission may be used to communicate with only those members of the Association who consent in writing to receive notice by Electronic Transmission. Consent by a member to receive notice by Electronic Transmission shall be revocable by the member only by delivery of written notice to the Board.

"Governing Documents" shall mean this Declaration, the Articles, the Bylaws, the Rules and Regulations, the Community Standards, and any applicable Supplemental Declaration all as amended from time to time.

"Home" shall mean a residential dwelling and appurtenances thereto constructed on a Lot within COCOA VILLAGE BAY ESTATES intended as an abode for one (1) family, including single family detached residences. The term Home may not reflect the same division of property as reflected on the Plat. A Home shall be deemed created and have perpetual existence upon the issuance of a final or temporary Certificate of Occupancy for such residence; provided, however, the subsequent loss of such Certificate of Occupancy (e.g., by casualty or remodeling) shall not affect the status of a Home, or the obligation of an Owner to pay Assessments with respect to such Home. The term "Home" includes any interest in land, improvements, or other property appurtenant to the Home and will include single family detached residences.

"HOA Act" shall mean the homeowners' association act, Chapter 720, Florida Statutes, as amended through the date of recording the Declaration amongst the Public Records of the County.

"Immediate Family Members" shall mean regardless of actual or perceived sexual orientation, gender identity or legal marital status, the individuals living as a family unit in the Home, including, without limitation, the Owner's child, spouse or domestic partner, parent, grandparent, or any other person living in the Home who qualifies as a "Family Member" as defined under FHA Single Family Housing Policy Handbook 4000.1. No person shall qualify as an Immediate Family Member unless such person is living with the Owner within the Home. All references to "family members" of Owners used in this Declaration shall mean "Immediate Family Members."

"Individual Assessments" shall have the meaning set forth in Section 16.2.5 hereof.

"Initial Contribution" shall have the meaning set forth in Section 16.11 hereof.

"Installment Assessments" shall have the meaning set forth in Section 16.2.1 hereof.

"Lakes" shall mean those portions of COCOA VILLAGE BAY ESTATES designated on the Plat(s), if any, as pond(s), lake(s), lake tracts or stormwater management tracts.

"Lakefront Lots" shall mean a Lot within COCOA VILLAGE BAY ESTATES abutting one of the Lakes, if any.

"Lender" shall mean (i) the institutional and licensed holder of a first mortgage encumbering a Lot or Home or (ii) the Declarant and its affiliates, to the extent the Declarant or its affiliates finances the purchase of a Lot or Home initially or by assignment of an existing mortgage.

"Lessee" shall mean the lessee named in any written lease respecting a Home who is legally entitled to possession of any Home within COCOA VILLAGE BAY ESTATES.

"Lot" shall mean any platted lot shown on the Plat. The term "Lot" includes any interest in land, improvements, or other property appurtenant to the Lot, including, without limitation, a Home.

"Master Plan" shall mean collectively any full or partial concept plan for the development of COCOA VILLAGE BAY ESTATES, as it exists as of the date of recording this Declaration, regardless of whether such plan is currently on file with one or more governmental agencies. The Master Plan is subject to change as set forth herein. The Master Plan is not a representation by the Declarant as to the development of COCOA VILLAGE BAY ESTATES, as the Declarant reserves the right to amend all or part of the Master Plan from time to time.

"Operating Expenses" shall mean all actual and estimated costs and expenses of operating the Association as provided herein. Operating Expenses may include, without limitation, the following: all costs of ownership, maintenance, operation, and administration of the Common Areas, the Recreational Facilities, the Mail Delivery Center, and the Wetland Conservation Areas; all amounts payable by the Association under the terms of this Declaration; all costs of community lighting including up-lighting and entrance lighting; all amounts payable in connection with any private street lighting agreement between the Association and a utility provider; all amounts payable in connection with irrigation costs incurred by the Association for the Common Area irrigation; costs of utilities; amounts payable to a Telecommunications Provider for any Telecommunications Services furnished to Owners; taxes; insurance; bonds; salaries; management fees; professional fees; pest control costs; service costs; costs of supplies; maintenance, repair, replacement, and refurbishment costs; all amounts payable in connection with the Association sponsored social events; and any and all costs relating to the discharge of the Association's obligations hereunder, or as determined to be part of the Operating Expenses by the Board. By way of example, and not of limitation, Operating Expenses shall include all the Association's legal expenses and costs relating to or arising from the enforcement and/or interpretation of this Declaration. Notwithstanding anything to the contrary herein, Operating Expenses shall not include Reserves.

"Owner" shall mean the owner of the record title (whether one or more persons or entities) of fee simple title to any Lot. The term "Owner" shall not include the Declarant, even after the Turnover Date.

"Parcel" shall mean a platted or unplatted lot, tract, unit or other subdivision of real property upon which a Home has been, or will be, constructed. Once improved, the Parcel shall also be defined to include all improvements thereon and appurtenances thereto. The term Parcel, as used herein may include more than one Lot.

"Permit" shall mean Permit No. 130146-5 issued by SJRWMD (as defined herein), a copy of which is attached hereto as Exhibit 4, as amended or modified from time to time, or any other applicable Environmental Resource Permit issued by SJRWMD and which is applicable to COCOA VILLAGE BAY ESTATES. It shall also refer to the U.S. Army Corps of Engineers (Corps) permit number SAJ02012-000787 (collectively referred to as “Permit”).

"Plat" shall mean any plat of any portion of COCOA VILLAGE BAY ESTATES or any other related plat for property subject to this Declaration filed in the Public Records, from time to time. This

definition shall be automatically amended to include the plat of any additional phase of COCOA VILLAGE BAY ESTATES, as such phase is added to this Declaration.

"Public Records" shall mean the Public Records of Brevard County, Florida.

"Resale Contribution" shall have the meaning set forth in Section 16.12 hereof.

"Reserves" shall have the meaning set forth in Section 16.2.4 hereof.

"Rules and Regulations" shall mean the Rules and Regulations governing COCOA VILLAGE BAY ESTATES as adopted from time to time. The Rules and Regulations shall be recorded in the Public Records to the extent required by the HOA act. Amendments to the Rules and Regulations may be adopted separately by the Declarant or the Board, as applicable, pursuant to the requirements for adopting amendments to the Declaration as provided in Section 4 below, and such amendments to the Rules and Regulations shall be recorded in the Public Records to the extent required by the HOA Act. Nothing herein shall preclude any Supplemental Declaration or other recorded covenants applicable to any portion of COCOA VILLAGE BAY ESTATES from containing additional restrictions or provisions that are more restrictive than the Rules and Regulations. The Board shall have the right to take enforcement action against any Owner to compel compliance with the Rules and Regulations.

"SJRWMD" shall mean the St. Johns River Water Management District.

"Special Assessments" shall mean those Assessments more particularly described as Special Assessments in Section 16.2.2 hereof.

"Supplemental Declaration" shall mean and refer to an instrument filed in the Public Records pursuant to Section 5.1 which subjects additional property to this Declaration, creates additional classes of members, and/or imposes, expressly or by reference, additional restrictions and obligations on the land described in such instrument. The Declarant may, by Supplemental Declaration, create additional classes of membership, with such rights, privileges and obligations as may be specified in such Supplemental Declaration, in recognition of the different character and intended use of the property subject to such Supplemental Declaration.

"Surface Water or Stormwater Management System" or **"SWMS"** shall mean a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating method to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to chapters 40c-4, 40C-40, or 40C-42, F.A.C.

"Telecommunications Provider" shall mean any party contracting with the Association to provide Owners with one or more Telecommunications Services. With respect to any specific Telecommunications Services, there may be one or more Telecommunications Providers.

"Telecommunications Services" shall mean delivered entertainment services, if provided, or none at all; all services that are typically and, in the future, identified as telecommunication services; cable television services; and data transmission services. Without limiting the foregoing, such Telecommunications Services may include the development, promotion, marketing, advertisement, provision, distribution, maintenance, transmission, and servicing of any of the foregoing services. The term Telecommunications Services is to be construed as broadly as possible.

"Title Documents" shall have the meaning set forth in Section 23.8 hereof.

"Turnover" shall mean the transfer of operation of the Association by the Declarant to Owners.

"Turnover Date" shall mean the date on which transition of control of the Association from the Declarant to Owners occurs.

"Use Fees" shall have the meaning set forth in Section 16.2.3 hereof.

"Voting Interest" shall mean and refer to the appurtenant vote(s) of each Lot and/or Parcel located within COCOA VILLAGE BAY ESTATES, which shall include the voting interests of the Declarant.

"Wetland Conservation Areas" shall have the meaning set forth in Section 24.4 herein. The Wetland Conservation Areas will be part of the Common Areas and will be owned and maintained by the Association. No construction, clearing, grading or alteration of the Wetland Conservation Areas is permitted without the prior approval of the City and all other applicable jurisdictional agencies.

3. Plan of Development.

3.1 Plan The planning process for COCOA VILLAGE BAY ESTATES is an evolving one and must remain flexible to accommodate the needs of the community. Subject to the Title Documents and other Agreements (as defined herein), the Declarant has the right to develop COCOA VILLAGE BAY ESTATES and adjacent property owned by the Declarant into residences, comprised of single-family homes. The existence at any point in time of walls, landscape screens, or berms is not a guaranty or promise that such items will remain or form part of COCOA VILLAGE BAY ESTATES as finally developed. The retaining wall between the conservation parcel and lots will remain and cannot be removed.

3.2 Governing Documents. The Governing Documents create a general plan of development for COCOA VILLAGE BAY ESTATES which may be supplemented by additional covenants, restrictions and easements. In the event of a conflict between or among the Governing Documents and the additional covenants or restrictions, and/or the provisions of any other articles of incorporation, bylaws, rules, or policies, the Governing Documents shall control. Nothing in this Section shall preclude any Supplemental Declaration or other recorded covenants applicable to any portion of COCOA VILLAGE BAY ESTATES from containing additional restrictions or provisions that are more restrictive than the provisions of this Declaration. All provisions of the Governing Documents shall apply to all Owners and to all occupants of Homes, as well as their respective Lessees, guests and invitees. Any Lease Agreement (as defined below) for a Home within COCOA VILLAGE BAY ESTATES shall provide that the Lessee and all occupants of the leased Home shall be bound by the terms of the Governing Documents. Specific requirements for Lessees are set forth in this Declaration. If there is any conflict between the Declaration, the Articles, the Bylaws and the provisions of Florida law as it exists as of the date of the recording this Declaration, then the provisions of Florida law as it exists as of the date of recording of this Declaration, the provisions of the Declaration, the Articles, and the Bylaws, in that order, shall prevail.

3.3 Site Plans and Plats. Site plans, construction plans or the Plat may identify some of the Common Areas within COCOA VILLAGE BAY ESTATES. The description of the Common Areas on the Plat, or any site plan or construction plan, is subject to change and the notes on a Plat, construction plans, or site plans are not a guarantee of what improvements will be constructed as Common Areas. Site plans and renderings used by the Declarant in its marketing efforts may illustrate the types of improvements that may be constructed as Common Areas, but such site plans or other depictions are not a guarantee of what improvements will be constructed. Each Owner should not rely on the Plat, or any site plans used for illustration purposes as this Declaration governs the rights and obligations of the Declarant and Owners with respect to the Common Areas. Any Changes to the plat or site plans shall require approval of the City of

Cocoa. Once the City approval is obtained,theDeclarant shall have the unrestricted right, without approval or joinder of any other person or entity, to replat all or any part of COCOA VILLAGE BAY ESTATES owned by the Declarant or reconfigure any Lot or other land owned by the Declarant, for purposes including, without limitation, extending or relocating any right-of-way shown on the Plat or converting any Lot or portion thereof to use as a right-of-way, provided the Declarant owns the lands affected by or subject to such change.

3.4 Rentals. From time to time, Declarant and its affiliates may market and/or sell Homes in COCOA VILLAGE BAY ESTATES to investors or to buyers who may not occupy their Homes as their primary residence. In addition, Declarant may own Homes within COCOA VILLAGE BAY ESTATES and may lease such Homes to occupants. Consequently, Homes in COCOA VILLAGE BAY ESTATES may be leased to or occupied by people other than the record title of such Home. Notwithstanding anything contained herein to the contrary, there are no restrictions in this Declaration that (i) limit the total number of Homes in COCOA VILLAGE BAY ESTATES that can be leased; (ii) require the record title owner of a Home to reside in the Home as a primary or secondary residence; or (iii) require the record title owner of a Home to occupy the Home for a specified period of time before such record title owner can rent it to a third party. However, Home rentals shall be permitted at a maximum of two times per year with a six (6) month minimum lease.

4. Amendment.

4.1 General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to this Declaration or the other Governing Documents shall affect the rights of the Declarant unless such amendment receives the prior written consent of the Declarant, which consent may be withheld for any reason whatsoever. No amendment shall alter the provisions of this Declaration benefiting Lenders without the prior approval of the Lenders enjoying the benefit of such provisions. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to this Declaration, then the prior written consent of such entity or agency must also be obtained. Any amendment to the Covenants and Restrictions which alter the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior approval of the St. Johns River Water Management District. No amendment to this Declaration shall be effective until it is recorded in the Public Records.

4.2 No Vested Rights. Each Owner by acceptance of a deed to a Home irrevocably waives any claim that such Owner has any vested rights pursuant to case law or statute with respect to this Declaration or any of the other Governing Documents. It is expressly intended that the Declarant and the Association have the broad right to amend this Declaration and the other Governing Documents, except as limited by applicable law as it exists on the date this Declaration is recorded in the Public Records or except as expressly set forth herein.

4.3 Amendments Prior to the Turnover. Prior to the Turnover, the Declarant shall have the right to amend this Declaration, the Community Standards, and/or the Rules and Regulations as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except as limited by applicable law as it exists on the date this Declaration is recorded in the Public Records or except as expressly set forth herein. Such amendments may include, without limitation (i) the creation of easements for telecommunications systems, utility, drainage, ingress and egress and roof overhangs over any portion of COCOA VILLAGE BAY ESTATES; (ii) additions or deletions from COCOA VILLAGE BAY ESTATES and/or the properties comprising the Common Areas; (iii) changes in the Rules and Regulations; (iv) changes in the Community Standards; (v) changes in maintenance, repair and replacement obligations; (vi) modifications of the use restrictions for Homes; (vii) modifications to the plan of development of

COCOA VILLAGE BAY ESTATES (including, without limitation, the right to modify the site plan of COCOA VILLAGE BAY ESTATES; and, (viii) the right to add or change the recreational facilities and amenities, if any, Home product types, and number of Homes to be constructed within COCOA VILLAGE BAY ESTATES. The Declarant's right to amend under this provision is to be construed as broadly as possible. By way of example, and not as a limitation, the Declarant may create easements over, under and across Lots conveyed to Owners provided that such easements do not prohibit the use of Homes on such Lots as residential dwellings. In the event the Association shall desire to amend this Declaration, the Community Standards, and/or the Rules and Regulations prior to the Turnover, the Association must first obtain the Declarant's prior written consent to any proposed amendment. Thereafter, an amendment identical to that approved by the Declarant may be adopted by the Association pursuant to the requirements for adopting amendments after the Turnover as provided in Section 4.4 below. The Declarant shall join in such an identical amendment so that its consent to the same will be reflected in the Public Records. To the extent legally required, each Owner shall be deemed to have granted to the Declarant, and thereafter, the Association, an irrevocable power of attorney, coupled with an interest, for the purposes herein expressed.

4.4 Amendments after the Turnover. After the Turnover, but subject to the general and specific restrictions on amendments set forth herein, this Declaration may be amended with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members of the Association at which there is a quorum. After the Turnover, the Community Standards and the Rules and Regulations may be amended with the approval of a majority of the Board and such amendments to the Community Standards and the Rules and Regulations shall be recorded by the Board in the Public Records to the extent required by the HOA Act.

4.5 Compliance with HUD, FHA, VA, FNMA, GNMA and SJRWMD. Notwithstanding any provision of this Declaration to the contrary, prior to the Turnover, the Declarant shall have the right to amend this Declaration, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SJRWMD, or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Association, other Owners, or any other party shall be required or necessary to such amendment. After the Turnover, but subject to Section 4.1 of this Declaration, the Board shall have the right to amend this Declaration, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SJRWMD or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Owners, or any other party shall be required or necessary to any such amendments by the Board. Any such amendments by the Board shall require the approval of a majority of the Board.

5. Annexation and Withdrawal.

5.1 Annexation by Declarant. Prior to the Community Completion Date, additional land may be made part of COCOA VILLAGE BAY ESTATES by the Declarant. Except for applicable governmental approvals (if any), no consent to such annexation shall be required from any other party (including, but not limited to, the Association, Owners or any Lenders) other than the record title owner of such annexed land. Such annexed lands shall be brought within the provisions and applicability of this Declaration by the recording of a Supplemental Declaration to this Declaration in the Public Records. The Supplemental Declaration shall subject the annexed lands to the covenants, conditions, and restrictions contained in this Declaration as fully as though the annexed lands were described herein as a portion of COCOA VILLAGE BAY ESTATES. Such a Supplemental Declaration may contain additions to, modifications of or omissions from the covenants, conditions, and restrictions contained in this Declaration

as deemed appropriate by the Declarant and as may be necessary to reflect the different character, if any, of the annexed lands. Except otherwise provided herein, prior to the Community Completion Date, only the Declarant may add additional land to COCOA VILLAGE BAY ESTATES.

5.2 Annexation by the Association. After the Community Completion Date, and subject to applicable governmental approvals (if any), additional lands may be annexed with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members of the Association at which there is a quorum.

5.3 Withdrawal. Prior to the Community Completion Date, any portions of COCOA VILLAGE BAY ESTATES (or any additions thereto) may be withdrawn by the Declarant from the provisions and applicability of this Declaration by the recording of an amendment to this Declaration in the Public Records. The right of the Declarant to withdraw portions of COCOA VILLAGE BAY ESTATES, shall be subject to the City of Cocoa approving any site plan amendments or other providing any other land use approvals. The right of the Declarant to withdraw shall not apply to any Lot that has been conveyed to an Owner unless that right is specifically reserved in the instrument of conveyance, or the prior written consent of the Owner is obtained. The withdrawal of any portion of COCOA VILLAGE BAY ESTATES shall not require the consent or joinder of any other party (including, without limitation, the Association, Owners, or any Lenders). The Association shall have no right to withdraw land from COCOA VILLAGE BAY ESTATES.

5.4 Effect of Filing Supplemental Declaration. Any Supplemental Declaration filed pursuant to this Section 5 shall be effective upon recording in the Public Records, unless otherwise specified in such Supplemental Declaration. On the effective date of the Supplemental Declaration, any additional property subjected to this Declaration shall be assigned voting rights in the Association and Assessment liability in accordance with the provisions of the Supplemental Declaration and this Declaration.

6. Dissolution.

6.1 Generally. In the event of the dissolution of the Association without reinstatement within thirty (30) days thereafter, other than incident to a merger or consolidation, any Owner may petition the Circuit Court of the appropriate Judicial Circuit of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Association and to manage the Common Areas in the place and stead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association.

6.2 Applicability of Declaration after Dissolution. In the event of dissolution of the Association, COCOA VILLAGE BAY ESTATES and each Lot therein shall continue to be subject to the provisions of this Declaration, including, without limitation, the provisions respecting Assessments specified in this Declaration. Each Owner shall continue to be personally obligated to the successors or assigns of the Association for Assessments to the extent that Assessments are required to enable the successors or assigns of the Association to properly maintain, operate and preserve the Common Areas. The provisions of this Section only shall apply regarding the maintenance, operation, and preservation of those portions of COCOA VILLAGE BAY ESTATES that were Common Areas. and continue to be so used for the common use and enjoyment of the Owners.

7. Binding Effect and Membership.

7.1 Term. Subject to the Declarant's right to amend this Declaration prior to Turnover and the Association's right to amend this Declaration after Turnover, the covenants, conditions and restrictions of this Declaration shall run with and bind the land and shall inure to the benefit of and be

enforceable by the Association, or the owner of any land subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of twenty-five (25) years from the date this Declaration is recorded in the Public Records, after which time the covenants, conditions and restrictions contained in this Declaration shall be automatically extended for successive periods often (10) years unless prior to the end of such twenty-five (25) year period, or each successive ten (10) year period, an instrument signed by an officer of the Association on behalf of eighty percent (80%) of the total Voting Interests agreeing to terminate this Declaration has been recorded in the Public Records. Provided, however, that no such agreement to terminate the covenants, conditions and restrictions shall be effective unless made and recorded at least ninety (90) days in advance of the effective date of such change.

7.2 Transfer. The transfer of the fee simple title to a Home or Lot, whether voluntary or by operation of law, terminating an Owner's title to that Home or Lot, shall terminate the rights to use and enjoy the Common Areas and shall terminate such Owner's membership in the Association with respect to such Home or Lot. An Owner's rights and privileges under this Declaration are not assignable separately from a Lot. The record title owner of a Lot is entitled to the benefits of, and is burdened with the duties and responsibilities set forth in the provisions of this Declaration. All parties acquiring any right, title and interest in and to any Lot shall be fully bound by the provisions of this Declaration. In no event shall any Owner acquire any rights that are greater than the rights granted to, and limitations placed upon, its predecessor in title pursuant to the provisions of this Declaration. The transferor of any Lot shall remain jointly and severally liable with the transferee for all obligations pursuant to this Declaration with respect to such Lot that accrued prior to the date of such transfer, including, without limitation, payment of all Assessments accruing with respect to such Lot prior to the date of transfer.

7.3 Membership and Voting Rights. In addition to the Declarant, upon acceptance of title to a Lot, and as more fully provided in the Articles and Bylaws, each Owner shall be a member of the Association. Membership rights are governed by the provisions of this Declaration, the Articles and Bylaws. Membership shall be an appurtenance to, and may not be separated from, the ownership of a Lot. The Declarant rights with respect to membership of the Association are set forth in this Declaration, the Articles and Bylaws. The Association shall have the following two (2) classes of voting membership:

7.3 1 Class A Members. Class A members shall be all Owners. Each Class A member shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot as an "Owner," all such people shall be members. The vote for such Lot shall be exercised as such people determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

7.3.2 Class B Member. The Declarant shall be the Class B member and shall be entitled to seven (7) votes for each Lot owned; provided, however, as to land which is annexed or added pursuant to the terms of this Declaration, the Declarant shall be entitled to fourteen (14) votes per acre or fraction thereof contained within a Parcel, until such time as the Parcel is platted, whereupon the Declarant shall be entitled to seven (7) votes per Lot in lieu of the votes per acre. Notwithstanding the foregoing, from and after the Turnover Date, the Declarant shall be entitled to one (1) vote for each Lot owned. **"Turnover"** shall mean the transfer of operation of the Association by the Declarant to Owners. The Turnover of the Association by the Declarant shall occur on the Turnover Date at the Turnover meeting. The purpose of the Turnover meeting is to elect a majority of the Board. One (1) Board seat shall be maintained by the Declarant until all lots are conveyed to Class A members. No more than sixty (60) days and no less than thirty (30) days prior to the Turnover meeting, the Association shall notify in writing all Class A members of the date, location, and purpose of the Turnover meeting. The Turnover shall take place within three (3) months of the occurrence of the following events, whichever occurs earliest:

7.3.2.1 When six (6) of the seven (7) total Lots ultimately planned for COCOA VILLAGE BAY ESTATES are conveyed to Class A members;

7.3.2.2 When the Declarant makes the election, in its sole and absolute discretion, to give written notice to the Association of its decision to cause the Turnover to occur; or

7.3.2.3 As otherwise required by the HOA Act.

7.4 Ownership by Entity. In the event that an Owner is other than a natural person, that Owner shall, prior to occupancy of the Home, designate one or more persons who are to be the occupants of the Home and register such persons with the Association. All provisions of this Declaration and other Governing Documents shall apply to both such Owner and the designated occupants.

7.5 Voting Interests. Voting Interests in the Association are governed by this Declaration, the Articles and Bylaws.

7.6 Document Recordation Prohibited. Neither the Association nor any Owner, nor group of Owners, may record any documents that, in any way, affect or restrict the rights of the Declarant or conflict with the provisions of this Declaration or the other Governing Documents.

7.7 Conflicts. In the event of any conflict among this Declaration, the Articles, the Bylaws or any of the other Governing Documents, this Declaration shall control.

8. Paramount Right of Declarant. Notwithstanding anything to the contrary herein, prior to the Community Completion Date, the Declarant shall have the paramount right to dedicate, transfer, and/or convey (by absolute conveyance, easement, or otherwise) portions of COCOA VILLAGE BAY ESTATES for various public purposes or for the provision of telecommunications systems, or to make any portions of COCOA VILLAGE BAY ESTATES part of the Common Areas, or to create and implement a special taxing district which may include all or any portion of COCOA VILLAGE BAY ESTATES. SALES BROCHURES, SITE PLANS, AND MARKETING MATERIALS ARE CURRENT CONCEPTUAL REPRESENTATIONS AS TO WHAT IMPROVEMENTS, IF ANY, WILL BE INCLUDED WITHIN THE COMMON AREAS. THE DECLARANT SPECIFICALLY RESERVES THE RIGHT TO CHANGE THE LAYOUT, COMPOSITION AND DESIGN OF ANY AND ALL COMMON AREAS, AT ANYTIME, WITHOUT NOTICE AND AT ITS SOLE DISCRETION. The rights of the Declarant to make the changes described herein are subject to approval by the City of Cocoa, as may be applicable under state or local law.

9. Common Areas.

9.1 General. The Common Areas shall be operated, maintained, and administered at the sole cost of the Association for all purposes and uses reasonably intended. The Declarant shall be the sole judge of the composition of any Common Area improvements constructed by the Declarant. The Declarant shall have the right to use and access the Common Areas without interference from any Owner or any other person or entity whatsoever. Owners shall have no right to any Common Areas referred to in this Declaration unless and until same are actually constructed, completed, and conveyed or dedicated to the Association. Prior to the Community Completion Date, the Declarant reserves the absolute right, on behalf of itself and its assigns and designees, to add to, delete from, or modify any of the Common Areas referred to herein at its sole discretion without notice. Tue Declarant is not obligated to, nor has it represented that it will, construct any Common Area improvements.

9.2 Construction of Common Areas and Improvements. The Declarant anticipates it may construct certain improvements as part of the Common Areas. Certain of the Common Area improvements are intended for recreational activities (collectively, the **"Recreational Facilities").** The Declarant shall be the sole judge of the composition of any Common Area improvements constructed by

the Declarant, including, without limitation, the Recreational Facilities. Prior to the Community Completion Date, the Declarant reserves the absolute right to construct additional Common Area improvements within COCOA VILLAGE BAY ESTATES, from time to time, in its sole discretion, and to remove, add to, modify and change the boundaries, facilities and improvements now or then part of the Common Areas. The Declarant is not obligated to, nor has it represented that it will, construct any Common Area improvements, including the Recreational Facilities. The Declarant is the sole judge of the Common Area improvements constructed by the Declarant or its agents, assigns or designees, including the plans, specifications, design, location, completion schedule, materials, size, and contents of the facilities, improvements, appurtenances, personal property, color, textures, finishes or changes or modifications to any of them.

9.3 Use of Common Areas by Declarant. Until the Community Completion Date, the Declarant shall have the right to use any portion of the Common Areas, without charge, for any purpose deemed appropriate by the Declarant.

9.4 Conveyance.

9.4.l Generally. The Common Areas may be designated by the Plat, by this Declaration or created in the form of easements, or conveyed to the Association by Quitclaim Deed, or other instrument of conveyance, as determined by the Declarant in its sole and absolute discretion. The Association shall pay all costs of the conveyance at the Declarant's request. The designation of Common Areas, creation by easement, or conveyance shall be subject to easements, restrictions, conditions, limitations, and declarations of record, real estate taxes for the year of conveyance, zoning, land use regulations, and survey matters. The Association shall be deemed to have assumed and agreed to pay all continuing obligations and service and similar contracts relating to the ownership operation, maintenance, and administration of the conveyed portions of Common Areas and other obligations relating to the Common Areas imposed herein. The Association shall, and does hereby, indemnify and hold the Declarant harmless on account thereof. The Association, by its joinder to this Declaration, hereby accepts such dedication(s) or conveyance(s) without setoff, condition, or qualification of any nature. The Association shall accept all transfers of permits from the Declarant, or any other permittee, of any permit required by a governmental agency in connection with the development of COCOA VILLAGE BAY ESTATES, as modified and/or amended. The Association shall cooperate with the Declarant, or any other permittee of such permits, as modified and/or amended, with any applications, certifications, documents, or consents required to effectuate any such transfer of permits to the Association. THE COMMON AREAS, PERSONAL PROPERTY AND EQUIPMENT THEREON AND APPURTENANCES THERETO SHALL BE CONVEYED TO THE ASSOCIATION IN "AS IS, WHERE IS" CONDITION WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, INF ACT OR BYLAW, AS TO THE CONDITION, FITNESS OR MERCHANTABILITY OF THE COMMON AREAS BEING CONVEYED, OR WITH RESPECT TO THE IMPROVEMENTS AND REPAIRS TO BE COMPLETED AFTER THE CONVEYANCE, INCLUDING WITHOUT LIMITATION, REPRESENTATIONS OR WARRANTIES OF MERCHANTABILITY OR FITNESS FOR THE ORDINARY OR ANY PARTICULAR PURPOSES, AND WITHOUT ANY REPRESENTATION OR WARRANTIES REGARDING FUTURE REPAIR OR REGARDING THE CONDITION, CONSTRUCTION, ACCURACY, COMPLETENESS, DESIGN, ADEQUACY OF THE SIZE OR CAPACITY IN RELATION TO THE UTILIZATION, DATE OF COMPLETION OR THE FUTURE ECONOMIC PERFORMANCE OR OPERATIONS OF, OR THE MATERIALS OR FURNITURE WHICH HAS BEEN OR WILL BE USED IN SUCH PROPERTY OR REPAIRS EXCEPT AS SET FORTH HEREIN. Notwithstanding the foregoing, any such conveyance or encumbrance of such Common Areas is subject to an irrevocable ingress and egress easement in favor of each Owner granting access to their respective Lots.

9.4.2 Common Area Reservations. The Common Areas shall be subject to the following provisions:

9.4.2.1 a perpetual nonexclusive easement in favor of governmental agencies for the maintenance and repair of existing road, speed and directional signs, if any;

9.4.2.2 matters reflected on the Plat;

9.4.2.3 perpetual non-exclusive easements in favor of the Declarant, its successors, and assigns in, to, upon and over all of the Common Areas for the purposes of vehicular and pedestrian ingress and egress, installation of improvements, utilities, landscaping and/or drainage, without charge, including, without limitation, the right to use such Common Areas for construction vehicles and equipment. These easements shall run in favor of the Declarant, and its employees, representatives, agents, licensees, guests, invitees, successors and/or assigns;

9.4.2.4 all restrictions, easements, covenants and other matters of record;

9.4.2.5 in the event the Association believes that the Declarant shall have failed in any respect to meet the Declarant's obligations under this Declaration or has failed to comply with any of the Declarant's obligations under law, or the Common Areas conveyed herein are defective in any respect, the Association shall give written notice to the Declarant detailing the alleged failure or defect. Once the Association has given written notice to the Declarant pursuant to this Section, the Association shall be obligated to permit the Declarant and their agents to perform inspections of the Common Areas and to perform all tests and make all repairs/replacements deemed necessary by the Declarant to respond to such notice at all reasonable times. The Association agrees that any inspection, test, and/or repair/replacement scheduled on a business day between 9 a.m. and 5 p.m. shall be deemed scheduled at a reasonable time. The rights reserved in this Section include the right of the Declarant to repair or address, in the Declarant's sole option and expense, any aspect of the Common Areas deemed defective by the Declarant during its inspections of the Common Areas. The Association's failure to give the notice and/or otherwise comply with the provisions of this Section will damage the Declarant; and

9.4.2.6 a reservation of right in favor of the Declarant (so long as the Declarant owns any portion of COCOA VILLAGE BAY ESTATES) to require that the Association re-convey all or a portion of the Common Areas by Quitclaim Deed in favor of the Declarant in the event that such property is required to be owned by the Declarant for any purpose, including, without limitation, the reconfiguration of any adjacent property by replatting or otherwise. To the extent legally required, each Owner shall be deemed to have granted to the Declarant, and thereafter the Association, an irrevocable power of attorney, coupled with an interest, for the purposes herein expressed.

9.5 Operation after Conveyance. Subject to the Association's right to grant easements and other interests as provided herein, the Association may not convey, abandon, alienate, encumber, or transfer all or a portion of the Common Areas to a third party without (i) if prior to the Turnover, the approval of (a) a majority of the Board; and (b) the consent of the Declarant; or (ii) from and after the Turnover, approval of (x) a majority of the Board; and (y) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members.

9.6 Paved and Concrete Common Areas. The Common Areas may contain certain paved or concrete areas. Without limiting any other provision of this Declaration, and subject to the Owner's maintenance obligations as provided in Section 11, the Association is responsible for the maintenance, repair and/or resurfacing of all paved and concrete surfaces forming a part of the Common Areas, including, but not limited to, certain parking areas, pathways, and bicycle paths (if any). Although pavement appears to be a durable material, it requires maintenance. The Association shall have the right, but not the obligation, to arrange for periodic inspections of all paved and concrete surfaces forming a part of the Common Areas by a licensed contractor and/or engineer. The cost of such an inspection shall be a part of the Operating

Expenses. The Association shall determine periodically the parameters of the inspection to be performed, if any. Any patching, grading, or other maintenance work should be performed by a company licensed to perform the work.

9.7 Delegation. Once conveyed or dedicated to the Association, the Common Areas and improvements located thereon shall at all times be under the complete supervision, operation, control, and management of the Association, as applicable. Notwithstanding the foregoing, the Association may delegate all or a portion of its obligations hereunder to a licensed manager or professional management company. The Association specifically shall have the right to pay for management services on any basis approved by the Board (including bonuses or special fee arrangements for meeting financial or other goals). Further, if the Common Area is created by easement, the Association's obligations and rights with respect to such Common Area may be limited by the terms of the document creating such easement.

9.8 Use.

9.8.1 Nonexclusive Use. The Common Areas shall be used and enjoyed by the Owners on a non-exclusive basis in common with other people, entities and corporations (who may, but are not required to be, members of the Association) entitled to use those portions of the Common Areas. Prior to the Community Completion Date, the Declarant, and thereafter, the Association has the right, at all times, and from time to time, to further additionally provide and make the Common Areas available to other individuals, persons, firms, or corporations, as it deems appropriate. The granting of such rights shall not invalidate this Declaration, reduce or abate any Owner's obligations pursuant to this Declaration, or give any Owner the right to avoid any of the covenants, agreements, or obligations to be performed hereunder.

9 8.2 Right to Allow Use. The Declarant and/or the Association may enter into easement agreements or other use or possession agreements whereby the Owners, Telecommunications Providers, the Association, and/or others may obtain the use, possession of, or other rights regarding certain property, on an exclusive or non-exclusive basis, for certain specified purposes. The Association may agree to maintain and pay the taxes, insurance, administration, upkeep, repair, and replacement of such property, the expenses of which shall be Operating Expenses. Any such agreement by the Association prior to the Community Completion Date shall require the prior written consent of the Declarant. Thereafter, any such agreement shall require the approval of the majority of the Board, which consent shall not be unreasonably withheld or delayed.

9.8.3 Retention/Detention Areas. NEITHER THE DECLARANT NOR THE ASSOCIATION MAKE ANY REPRESENTATION CONCERNING THE CURRENT OR FUTURE WATER LEVELS IN ANY OF THE RETENTION/DETENTION AREAS IN COCOA VILLAGE BAY ESTATES; PROVIDED, FURTHER, NEITHER THE DECLARANT NOR THE ASSOCIATION BEAR ANY RESPONSIBILITY TO ATTEMPT TO ADJUST OR MODIFY THE WATER LEVELS SINCE SUCH LEVELS ARE SUBJECT TO SEASONAL GROUNDWATER AND RAINFALL FLUCTUATIONS THAT ARE BEYOND THE CONTROL OF THE DECLARANT AND THE ASSOCIATION. BY ACCEPTANCE OF A DEED TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THE WATER LEVELS OF ALL RETENTION/DETENTION AREAS MAY VARY. THERE IS NO GUARANTEE BY DECLARANT OR THE ASSOCIATION THAT WATER LEVELS OR RETENTION/DETENTION AREAS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME; AT TIMES, WATER LEVELS MAY BE NONEXISTENT. THE DECLARANT AND THE ASSOCIATION SHALL NOT BE OBLIGATED TO ERECT FENCES, GATES, OR WALLS AROUND OR ADJACENT TO ANY RETENTION/DETENTION AREAS WITHIN COCOA VILLAGE BAY ESTATES.

9.8.4 Obstruction of Common Areas. No portion of the Common Areas may be obstructed, encumbered, or used by ·owners for any purpose other than as permitted by the Association.

9.8.5 Assumption of Risk. Without limiting any other provision herein, each Owner accepts and assumes all risk and responsibility for noise, liability, injury, or damage connected with use or occupancy of any portion of such Common Areas, including, without limitation: (i) noise from maintenance equipment; (ii) use of pesticides, herbicides and fertilizers; (iii) view restrictions and impairment caused by the construction of any structures and/or the maturation of trees and shrubbery; (iv) reduction in privacy caused by the removal or pruning of shrubbery or trees within COCOA VILLAGE BAY ESTATES; and (v) design of any portion of COCOA VILLAGE BAY ESTATES. Each Owner also expressly indemnifies and agrees to hold harmless the Declarant and the Association and all employees, directors, representatives, officers, agents and partners of the Declarant and the Association from any and all damages, whether direct or consequential, arising from or related to the person's use of the Common Areas, including for attorneys' fees, paraprofessional fees and costs at trial and upon appeal. Without limiting the foregoing, all persons using the Common Areas, including, without limitation, all retention/detention areas, or areas adjacent to any water body, do so at their own risk. BY ACCEPTANCE OF A DEED TO THEIR LOT, EACH OWNER ACKNOWLEDGES THE COMMON AREAS AND AREAS IN THE VICINITY OF THE COMMON AREAS, MAY CONTAIN WILDLIFE SUCH AS, BUT NOT LIMITED TO, INSECTS, ALLIGATORS, COYOTES, RACCOONS, SNAKES, DUCKS, DEER, SWINE, TURKEYS AND FOXES. THE DECLARANT AND THE ASSOCIATION SHALL HAVE NO RESPONSIBILITY FOR MONITORING SUCH WILDLIFE OR NOTIFYING OWNERS OR OTHER PERSONS OF THE PRESENCE OF SUCH WILDLIFE. EACH OWNER AND HIS OR HER LESSEES, GUESTS AND INVITEES ARE RESPONSIBLE FOR THEIR OWN SAFETY.

9.8.6 Owners' Obligation to Indemnify. Each Owner agrees to indemnify and hold harmless the Declarant and the Association, and their officers, partners, agents, employees, affiliates, directors and attorneys (collectively, **"Indemnified Parties")** against all actions, injury, claims, loss, liability, damages, costs and expenses of any kind or nature whatsoever (collectively, **"Losses")** incurred by or asserted against any of the Indemnified Parties from and after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to the Common Areas within COCOA VILLAGE BAY ESTATES, including, without limitation, use of the Common Areas by Owners, their Lessees, guests, family members, invitees, or agents. Should any Owner (or its Lessees, guests, family members, invitees or agents) bring suit against the Declarant, the Association, or any of the Indemnified Parties for any claim or matter and fail to obtain judgment therein against such Indemnified Parties, such Owner shall be liable to such parties for all Losses, costs and expenses incurred by the Indemnified Parties in the defense of such suit, including attorneys' fees and paraprofessional fees at trial and upon appeal.

9.9 Rules and Regulations.

9.9.l Generally. Prior to the Turnover, the Declarant, and thereafter the Board, shall have the right to adopt Rules and Regulations governing the use of the Common Areas. The Rules and Regulations and any amendments thereto shall be recorded in the Public Records to the extent required by the HOA Act. The Common Areas shall be used in accordance with this Declaration and Rules and Regulations promulgated hereunder, if any.

9.9.2 Declarant Not Subject to Rules and Regulations. The Rules and Regulations shall not apply to the Declarant or to any property owned by the Declarant and shall not be applied in a manner that would prohibit or restrict the development or operation of COCOA VILLAGE BAY ESTATES or adversely affect the interests of the Declarant. Without limiting the foregoing, the Declarant and its assigns, shall have the right to: (i) develop and construct Lots, Homes, Common Areas and related improvements within COCOA VILLAGE BAY ESTATES, and make any additions, alterations,

improvements, or changes thereto; (ii) maintain sales offices (for the sale and re-sale of (a) Lots and Homes and (b) residences and properties located outside of COCOA VILLAGE BAY ESTATES), general office and construction operations within COCOA VILLAGE BAY ESTATES; (iii) place, erect or construct portable, temporary or accessory buildings or structures within COCOA VILLAGE BAY ESTATES for sales, construction storage or other purposes; (iv) temporarily deposit, dump or accumulate materials, trash, refuse and rubbish in connection with the development or construction of any portion of COCOA VILLAGE BAY ESTATES; (v) post, display, inscribe or affix to the exterior of any portion of the Common Areas or any other portions of COCOA VILLAGE BAY ESTATES, signs and other materials used in developing, constructing, selling or promoting the sale of any portion of COCOA VILLAGE BAY ESTATES including, without limitation, Lots, Parcels and Homes; (vi) excavate fill from any retention/detention areas or water bodies within and/or contiguous to COCOA VILLAGE BAY ESTATES by dredge or dragline, store fill within COCOA VILLAGE BAY ESTATES and remove and/or sell excess fill; and grow or store plants and trees within, or contiguous to, COCOA VILLAGE BAY ESTATES and use and/or sell excess plants and trees; and (vii) undertake all activities which, in the sole opinion of the Declarant, are necessary or convenient for the development and sale of any lands and improvements comprising COCOA VILLAGE BAY ESTATES.

9.10 Public Facilities. COCOA VILLAGE BAY ESTATES may include one or more public facilities that may be dedicated to the City. All roadways within COCOA VILLAGE BAY ESTATES shall be private roadways maintained by the THE ROADWAYS ADJACENT OR IN PROXIMITY TO COCOA VILLAGE BAY ESTATES ARE PART OF THE PUBLIC SYSTEM OF ROADWAYS. EACH OWNER, BY THE ACCEPTANCE OF A DEED TO THEIR LOT, ACKNOWLEDGES AND AGREES THAT THE ASSOCIATION AND THE DECLARANT HAVE NO CONTROL WITH REGARD TO ACCESS AND USAGE OF SUCH ROADWAYS BY THE GENERAL PUBLIC.

9.11 Default by Owners. No default by any Owner in the performance of the covenants and promises contained in this Declaration shall be construed or considered (i) a breach by the Declarant or the Association of any of their promises or covenants in this Declaration; (ii) an actual, implied or constructive dispossession of another Owner from the Common Areas; or (iii) an excuse, justification, waiver or indulgence of the covenants and promises contained in this Declaration.

9.12 Association's Obligation to Indemnify. The Association and each Owner covenant and agree, jointly and severally, to indemnify, defend and hold harmless the Declarant, its officers, directors, shareholders, and any related persons, companies, or corporations and their employees from and against any and all claims, suits, actions, causes of action or damages arising from any personal injury, loss of life, or damage to property, sustained on or about the Common Areas, or other property serving the Association and Owners, and improvements thereon, or resulting from or arising out of activities or operations of the Association or Owners within COCOA VILLAGE BAY ESTATES, and from and against all costs, expenses, court costs, attorneys' fees and paraprofessional fees (including, but not limited to, all trial and appellate levels and whether or not suit be instituted), expenses and liabilities incurred or arising from any such claim, the investigation thereof, or the defense of any action or proceedings brought thereon, and from and against any orders judgments or decrees which may be entered relating thereto. The costs and expense of fulfilling this covenant of indemnification shall be part of Operating Expenses to the extent such matters are not covered by insurance maintained by the Association.

9.13 Special Taxing Districts. For as long as the Declarant controls the Association, the Declarant shall have the right, but not the obligation, to dedicate or transfer or cause the dedication or transfer of all or portions of the Common Areas of COCOA VILLAGE BAY ESTATES to a special taxing district, or a public agency or authority under such terms as the Declarant deems appropriate in order to create or contract with special taxing districts and community development districts (or others) for lighting, perimeter walls, fences, entrance features, roads, paths, landscaping, irrigation facilities, ponds, surface water

management systems, wetlands mitigation areas, parks, recreational or other services, security or communications, or other similar purposes deemed appropriate by the Declarant, including, without limitation, the maintenance and/or operation of any of the foregoing. As hereinafter provided, the Declarant may sign any taxing district petition as attorney-in-fact for each Owner. Each Owner's obligation to pay taxes associated with such a district shall be in addition to such Owner's obligation to pay Assessments. Any special taxing district shall be created pursuant to all applicable ordinances of the City and all other applicable governing entities having jurisdiction with respect to the same.

9.14 Recreational Facilities.

9.14.1 General Restrictions. Each Owner, Immediate Family Member and other person entitled to use the Recreational Facilities shall comply with the following general restrictions:

9.14.1.1 Minors. Minors are permitted to use the Recreational Facilities; provided, however, parents are responsible for the actions and safety of such minors and any damage caused by such minors. The Association may adopt reasonable rules and regulations from time-to-time governing minors' use of the Recreational Facilities, including, without limitation, requirements that minors be accompanied by adults while using the Recreational Facilities. Children fourteen (14) years of age or younger shall be always accompanied by an adult during which such minor child is using the Recreational Facilities.

9.14.1.2 Responsibility for Personal Property and Persons. Each Owner assumes sole responsibility for the health, safety and welfare of such Owner, his or her Immediate Family Members and guests, and the personal property of all of the foregoing, and each Owner shall not allow any damage the Recreational Facilities or interfere with the rights of other Owners hereunder. Neither the Declarant nor the Association shall be responsible for any loss or damage to any private property used, placed or stored on the Recreational Facilities. Further, any person entering the Recreational Facilities assumes all risk of loss with respect to his or her equipment, jewelry or other possessions, including, without limitation, wallets, books and clothing left in the Recreational Facilities.

9.14.1.3 Activities. Any Owner, Immediate Family Member, guest or other person who, in any manner, makes use of the Recreational Facilities, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored either on or off the Recreational Facilities, shall do so at their own risk. Every Owner shall be liable for any property damage and/or personal injury at the Recreational Facilities, caused by any Owner, Immediate Family Member or guest. No Owner may use the Recreational Facilities for any society, party, religious, political, charitable, fraternal, civil, fund-raising or other purposes without the prior written consent of the Association, which consent may be withheld for any reason. All incontinent individuals are required to wear swim diapers while using any community pool located within the Recreational Facilities, as applicable.

9.14.2 Recreational Facilities Personal Property. Property or furniture used in connection with the Recreational Facilities shall not be removed from the location in which it is placed or from the Recreational Facilities.

9.14.3 Indemnification of Declarant and the Association. By the use of the Recreational Facilities, each Owner, Immediate Family Member and guest agrees to indemnify and hold harmless the Declarant and the Association, their officers, partners, agents, employees, affiliates, directors and attorneys (collectively, **"Indemnified Parties"**) against all actions, injury, claims, loss, liability, damages, costs and expenses of any kind or nature whatsoever **("Losses")** incurred by or asserted against any of the Indemnified Parties from and after the date hereof, whether direct, indirect, or consequential, as

a result of or in any way related to use of the Recreational Facilities by Owners, Immediate Family Members and their guests and/or from any act or omission of the any of the Indemnified Parties. Losses shall include the deductible payable under any of the Association's insurance policies.

9.14.4 Attorney's Fees. Should any Owner or Immediate Family Member bring suit against the Indemnified Parties for any claim or matter and fail to obtain judgment therein against such Indemnified Parties, the Owner and/or Immediate Family Member shall be liable to such parties for all Losses, costs and expenses incurred by the Indemnified Parties in the defense of such suit, including attorneys' fees and paraprofessional fees at trial and upon appeal.

9.14.5 Basis for Suspension. The rights of an Owner to use the Recreational Facilities may be suspended by the Association if, in the sole judgment of the Association:

9.14.5.1 such person is not an Owner or a Lessee;

9.14.5.2 the Owner, an Immediate Family Member, a guest or other person for whom an Owner is responsible violates one or more of the Association's Rules and Regulations;

9.14.5.3 an Owner and/or guest has injured, harmed or threatened to injure or harm any person within the Recreational Facilities, or harmed, destroyed or stolen any personal property within the Recreational Facilities, whether belonging to an Owner, third party or to the Association; or

9.14.5.4 an Owner fails to pay Assessments due.

9.14.6 Types of Suspension. The Association may restrict or suspend, for cause or causes described herein, any Owner's privileges to use any or all of the Recreational Facilities. By way of example, and not as a limitation, the Association may suspend Lessee's privileges to use any or all of the Recreational Facilities if such Lessee's Owner fails to pay Assessments due in connection with a leased Home. In addition, the Association may suspend the rights of a particular Owner (and/or Immediate Family Member) or prohibit an Owner (and/or Immediate Family Member) from using a portion of the Recreational Facilities. No Owner whose privileges have been fully or partially suspended shall, on account of any such restriction or suspension, be entitled to any refund or abatement of Assessments or any other fees. During the restriction or suspension, Assessments shall continue to accrue and be payable as established by the Board. Under no circumstance will an Owner be reinstated until all Assessments arid other amounts due to the Association are paid in full. Any suspension of an Owner's or Lessee's rights to use the Recreational Facilities shall be imposed upon delivery of notice (14) days prior notice to the Owner at his or her designated mailing or e-mail address in the Association's official records, and if applicable, any occupant, licensee or invitee of the Owner, sought to be suspended and a hearing before the "Violations Committee" (as defined below). The notice must include a description of the alleged violation, the specific action required to cure such violation, if applicable, and the date and location of the hearing. An Owner has the right to attend a hearing by telephone or other electric means. If the Violations Committee, by majority vote, does not approve a proposed suspension, it may not be imposed. After the hearing, the Violations Committee shall provide written notice to the Owner at his or her designated mailing or e-mail address in the Association's official records and, if applicable, any occupant, licensee, or invitee of the Owner, of the Violations Committee's findings related to the violation, including any applicable suspensions that the Violations Committee approved or rejected, and how the Owner or any occupant, licensee, or invitee of the Owner may cure the violation, if applicable. The hearing shall be conducted in accordance with the procedures adopted by the Violations Committee from time to time. A written decision of the Violations Committee shall be submitted to the Owner, Lessee, guest or invitee, as applicable, by not later than twenty-one (21) days after the meeting of the Violations Committee. The Owner, Lessee, guest or invitee shall have a right to be represented by counsel and to cross- examine witnesses.

9.15 Water Mains and Damage to Common Areas. In the event the City or any of its subdivisions, agencies, and/or divisions must remove or damage any portion of a roadway, sidewalk, paved area, landscaping or other improvement located within the Common Areas in connection with the City's operation, maintenance or repair of a water line or sanitary sewer line, then the Association shall be responsible for the repair of such Common Areas, if such repair is not conducted by the City. The costs associated with any such repair or replacement shall be part of the Operating Expenses and each Owner shall pay an equal share of the expenses, if such expenses are not paid for by the City.

9.16 Mail Delivery Centers. Individual Lots shall not have mailboxes. Rather, mailboxes shall be grouped together for all or a portion of the Homes as required by the local postmaster (the **"Mail Delivery Centers").** The Declarant, in its sole discretion, may install one or more Mail Delivery Centers within COCOA VILLAGE BAY ESTATES and may consist of freestanding, pedestal-mounted mailboxes commonly referred to by the United States Postal Service as "Cluster Box Units" or a "Neighborhood Delivery Center" which is a freestanding and/or enclosed installation containing a large number of individually locked mailboxes. No mailboxes are permitted except the Mail Delivery Centers originally installed by the Declarant or Mail Delivery Centers substantially similar to the Mail Delivery Centers originally installed by the Declarant. Mail Delivery Centers, if any, shall be maintained by the Association in accordance with the requirements of any controlling governmental authority. All costs associated with the maintenance, repair and replacement of the Mail Delivery Centers shall be part of the Operating Expenses, except for the costs of keys or replacement keys which shall be borne solely by the individual Owners. Owners are solely responsible for the replacement of keys. To the extent any Mail Delivery Center or portion thereof is located on a Lot, the Declarant hereby grants the Association an easement of ingress and egress across such Lot for the purpose of regulating and maintaining such Mail Delivery Centers and the Declarant hereby grants the Owners an easement for access across such Lot for the purpose of accessing and utilizing such Mail Delivery Centers.

10. Maintenance by the Association. Except as may be otherwise provided in Supplemental Declaration, the following provisions shall relate to all of COCOA VILLAGE BAY ESTATES:

10.1 Common Areas. Except as otherwise specifically provided in this Declaration to the contrary, the Association shall always maintain, repair, replace, and insure the Common Areas, including all improvements placed thereon.

10.2 Access easements as indicated on the plat will be maintained by the Association.

10.3 Landscape Maintenance. The Association shall have no responsibility for the maintenance of landscaped areas within any Lot, including, without limitation, sod, irrigation facilities, yards, grass, shrubs, trees, mulch, or any other landscaped areas. The record title owner of each Lot shall be responsible for the repair, replacement and maintenance of the irrigation facilities and all landscaped areas and other improvements within any portion of such Lot, including, without limitation, sod, irrigation facilities, yards, grass, shrubs, trees, mulch, or any other landscaping. Any such repair, replacement and maintenance by the record title owner of a Lot shall be consistent with the Landscape Maintenance Standards (as defined below) set forth in this Declaration.

10.4 Roadways. All roadways within COCOA VILLAGE BAY ESTATES shall be privateroadways maintained by the Association. THE ROADWAYS ADJACENT OR IN PROXIMITY TO COCOA VILLAGE BAY ESTATES ARE PART OF THE PUBLIC SYSTEM OF ROADWAYS. EACH OWNER BY THE ACCEPTANCE OF A DEED TO THEIR LOT ACKNOWLEDGES AND AGREES THE ASSOCIATION AND THE DECLARANT HAVE NO CONTROL WITH REGARD TO ACCESS AND USAGE OF SUCH ROADWAYS BY THE GENERAL PUBLIC.

10.5 Adjoining Areas. Except as otherwise provided herein, the Association shall only maintain those drainage areas, swales, parking areas, retention/detention area slopes and banks, and landscape areas (if any) that are within the Common Areas and certain Lots only to the extent specifically provided herein and provided that such areas shall be readily accessible to the Association. Under no circumstances shall the Association be responsible for maintaining any inaccessible areas within fences or walls that form a part of a Lot. Further, the Association shall be responsible for maintaining any landscaped areas of the Retention/Detention Areas that comprise the SJRWMD dedicated to the City. The Association's right to maintain the landscaped areas of the Retention/Detention Areas that comprise the SJRWMD dedicated to the City shall be pursuant to a separate "Use Agreement" with the City.

10.6 Negligent or Willful Acts. The expense of any maintenance, repair, or construction of any portion of the Common Areas or any Lot necessitated by the negligent or willful acts of an Owner, its Lessees, Immediate Family Members, guests, invitees, or other persons utilizing any portion of COCOA VILLAGE BAY ESTATES through or under an Owner, shall be borne solely by such Owner of the Lot, and the Lot owned by such Owner shall be subject to an Individual Assessment for that expense. By way of example, and not of limitation, an Owner shall be responsible for the removal of all landscaping and structures placed within easements or Common Areas without the prior written approval of the Association. Further, an Owner shall be responsible for all costs of maintenance, repair, or construction of any portion of the drainage facilities located on such Owner's Lot if such maintenance, repair, or construction is necessitated by the negligent or willful acts of an Owner or such Owner's Lessees, guests, or invitees.

10.7 Right of Entry. The Declarant and the Association are granted a perpetual and irrevocable easement over, under and across all of COCOA VILLAGE BAY ESTATES for the purposes herein expressed, including, without limitation, for inspections to ascertain compliance with the provisions of this Declaration, and for the performance of any maintenance, alteration, or repair which they are entitled to perform. Without limiting the foregoing, the Declarant, specifically reserves easements for all purposes necessary to comply with any governmental requirement or to satisfy any condition that is a prerequisite for governmental approval. By way of example, and not of limitation, the Declarant may construct, maintain, repair, alter, replace and/or remove improvements, install landscaping, install utilities, and/or remove structures on any portion of COCOA VILLAGE BAY ESTATES if the Declarant is required to do so in order to obtain the release of any bond posted with any governmental agency.

10.8 Maintenance of Property Owned by Others. The Association shall, if designated by the Declarant (or by the Board after the Turnover Date), maintain vegetation, landscaping, irrigation facilities, community identification/features, infrastructure, and/or other areas or elements designated by the Declarant (or by the Board after the Turnover Date) upon areas that are within or outside of COCOA VILLAGE BAY ESTATES. Such areas may abut, or be proximate to, COCOA VILLAGE BAY ESTATES, and may be owned by, or be dedicated to, others including, but not limited to, a utility, governmental or quasi-governmental entity or a property owners association. These areas may include (for example and not limitation) parks, swale areas, landscape buffer areas, berm areas or median areas within the right-of-way of public streets, roads, paths, drainage areas, community identification or entrance features, community signage or other identification or other identification. The Association shall have the right to enter into new agreements or arrangements from time to time for improvements and facilities serving the members of the Association or to amend the foregoing if the Board deems the same reasonable and appropriate for the continued use and benefit of any part of the Common Areas.

10.9 Retaining Walls. The Declarant may construct retaining walls within COCOA VILLAGE BAY ESTATES (the **"Retaining Walls").** Retaining Walls located within Common Areas shall be maintained by the Association and the costs thereof shall be deemed Operating Expenses of the Association. Structural maintenance and repairs of Retaining Walls located within Lots shall be the responsibility of the Association; however, the Owner of the Lot that includes the Retaining Wall shall be

responsible for day-to-day maintenance and cleaning of such Retaining Wall. Failure of the Association to undertake any maintenance, replacement or repair of the Retaining Wall shall in no event be deemed a waiver of the right to do so thereafter. Notwithstanding anything contained in this Section to the contrary, the Declarant neither commits to, nor shall hereby be obligated to, construct such Retaining Walls. NO STRUCTURES OR LANDSCAPING, INCLUDING, WITHOUT LIMITATION, FENCES, IRRIGATION PIPES, AND TREES, SHALL BE INSTALLED WITHIN TWO FEET (2') FROM ANY RETAINING WALL.

10.10 Right-of-Way. Except as otherwise maintained by the City, the Association shall be responsible for the costs, charges and expenses incurred in connection with maintenance of the sidewalk, irrigation, trees and landscaping located in the public right-of-way adjacent to any Common Areas. Each Owner agrees to reimburse the Association any expense incurred in repairing any damage to trees or landscaping caused by such Owner's negligent or willful acts. Failure of an Owner to reimburse the Association any costs necessitated by the negligent or willful acts of an Owner shall subject the Owner to an Individual Assessment for such costs. The cost associated with any such maintenance of the trees and landscaping located in the public right-of- way adjacent to any Common Areas shall be deemed part of the Operating Expenses.

10.11 Perimeter Walls/Fences and Lot Walls/Fences. The Declarant may install perimeter walls or fences within COCOA VILLAGE BAY ESTATES (the **"Perimeter Walls/Fences"**). Also, the Declarant may install **"Lot Wall/Fences."** which are any wall or fence, any part of which is placed on a Lot line, or a dividing line between separate Lots. Except as otherwise provided in Section 11.9 herein, the Association always shall have the exclusive right to maintain, repair, replace any Perimeter Walls/Fences and Lot Walls/Fences within COCOA VILLAGE BAY ESTATES, including Perimeter Walls/Fences and Lot Walls/Fences located on Lots. The Association shall perform any such maintenance, repairs or replacement of the Perimeter Walls/Fences and Lot Walls/Fences at the Board's discretion and the costs of such maintenance, repairs or replacement shall be Operating Expenses. Failure of the Association to undertake any such maintenance, replacement or repair of the Perimeter Walls/Fences shall in no event be deemed a waiver of the right to do so thereafter. Notwithstanding anything contained in this Section to the contrary, the Declarant neither commits to, nor shall hereby be obligated to, construct such Perimeter Walls/Fences and/or Lot Walls/Fences.

10.12 Retention/Detention Area Slopes. The Common Areas and the rear yard of some Lots may contain slopes adjacent to the retention/detention areas (the **"Retention/Detention Area Slopes"**). Subject to any separate "Use Agreement" with the City, all Retention/Detention Area Slopes will be regulated and maintained by the Association, except as otherwise provided in the Retention/Detention Area Slopes Maintenance Standards. Owners shall be responsible for the routine landscaping and mowing of such Retention/Detention Area Slopes to the extent not conducted by the Association. The Declarant hereby grants the Association an easement of ingress and egress across all Lots adjacent to retention/detention areas for the purpose of regulating and maintaining such Retention/Detention Area Slopes. The Association may establish from time-to-time standards for the Retention/Detention Area Slopes maintenance by Owners who own Lots adjacent to such areas **("Retention/Detention Area Slopes Maintenance Standards").** Such Retention/Detention Area Slopes Maintenance Standards may include requirements respecting compaction and strengthening of banks. The Association shall have the right to inspect such Retention/Detention Area Slopes to ensure that each Owner has complied with its obligations hereunder and under the Retention/Detention Area Slopes Maintenance Standards. Each Owner hereby grants to the Association an easement of ingress and egress across his or her Lot to all retention/detention areas for the purpose of ensuring compliance with the requirements of this provision and the Retention/Detention Area Slopes Maintenance Standards. For the purposes of this Declaration, each day that an Owner fails to comply with the requirements of this paragraph or any Retention/Detention Area Slopes Maintenance Standards shall be deemed a separate and independent violation of this Declaration.

10.13 Drainage Improvements. The Association shall be solely responsible for drainage systems and facilities, which may be comprised of swales, pipes, pumps, retention/detention area slopes, or other improvements (the **"Drainage Improvements"**), and which may be located within Common Areas or Lots; provided, however, neither the Association nor the Declarant shall have any responsibility for landscaping maintenance, and the Owner of any such Lot shall be responsible for the landscaping, repair, replacement and maintenance of the irrigation facilities and all landscaped areas and other improvements within any portion of the Lot, including, landscaping and maintenance within any drainage easements located upon the Lot. All lot owners must maintain the drainage swales on their lots. The Association must maintain the drainage swales along Indian River Drive and the culverts. The underdrain system and all other components of the stormwater management systemlocated within the Private Drainage and Wall Easement ("**PRDE**") shall be operated and maintained by the Association in accordance with the conditions of the SJRWMD Environmental Resource Permit. The Association shall be responsible for routine maintenance and shall ensure functionality of the approved designed drainage patterns inclusive of all easements, swales, buffers and vegetative areas at all times. Should any area of drainage pattern demonstrate a pooling or flooding effect, the Association shall be responsible to rectify the drainage pattern to its original intended design and any and all costs associated with such repairs shall be Operating Expenses of the Association.

10.14 Master Metered Irrigation Water Usage. The costs associated with irrigation water usage for all Common Areas shall be deemed part of the Operating Expenses, and each Owner of a Lot shall pay an equal share of such costs.

10.15 Additional Obligations of Association. The Association may have (or may elect to undertake on behalf of the Owners) certain responsibilities and obligations, including, without limitation, cost-sharing obligations, or obligations to construct, operate, maintain, insure and/or repair certain improvements or share certain facilities within COCOA VILLAGE BAY ESTATES or adjacent to the boundaries of COCOA VILLAGE BAY ESTATES, as set forth in the Title Documents or other agreements to which the Association is a party or is otherwise subject (collectively, if any, the **"Agreements"**). Each Owner, by acquiring title to a Lot, acknowledges and agrees that COCOA VILLAGE BAY ESTATES, or certain portions thereof, 1s subject to the terms and conditions of the Agreements, as amended and supplemented from time to time. The Declarant reserves the right without the consent of any other party, subject to the terms and conditions set forth in the Agreements and in this Declaration, to modify any agreement affecting COCOA VILLAGE BAY ESTATES, or the obligations and responsibilities of the Association, including, without limitation, obligations for cost-sharing or maintenance of improvements. BY ACCEPTANCE OF A DEED TO A LOT, EACH OWNER ACKNOWLEDGES AND AGREES ANY AND ALL COSTS ASSOCIATED WITH THE ASSOCIATION'S OBLIGATIONS UNDER THE AGREEMENTS, INCLUDING ANY OBLIGATION FOR COST-SHARING OR OBLIGATION TO CONSTRUCT, OPERATE, MAINTAIN, INSURE AND/OR REPAIR IMPROVEMENTS, IF ANY, SHALL BE A PART OF THE OPERATING EXPENSES.

10.16 Surface Water or Stormwater Management System. The Association shall be responsible for the maintenance, operation and repair of the surface water or stormwater management system. Maintenance of the surface water or stormwater management system(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the surface water or stormwater management system shall be as permitted, or if modified as approved by the St. Johns River Water Management District.

10.17 Monitoring and Reporting of Wetland Mitigation Areas. The Association shall be responsible for compliance with Compensatory Mitigation Special Condition of the U.S. Army Corps of Engineers permit number SAJ-2012-00787 that requires annual monitoring of the wetland mitigation areas

for a total of no less than 5 years. Annual monitoring reports are to be submitted within 60 days of the monitoring event to the Army Corp of Engineers.

10.18 **Private Access Driveways** The Association shall be responsibly for maintenance of the private access driveways up to the point that they that they branch onto the rear of each lot to meet the respective garages.

11. Maintenance by Owners. Except as otherwise provided in Section 10 of this Declaration, all Lots and Homes, including, without limitation, all lawns, landscaping, irrigation facilities, driveways, walkways and any property, all structural components comprising the Lot or Home, improvements and appurtenances not maintained by the Association, shall be well maintained and kept in first class, good, safe, clean, neat and attractive condition consistent with the general appearance of COCOA VILLAGE BAY ESTATES by the record title owner of the applicable Lot. Without limitation of the foregoing, each record title owner of a Lot is specifically responsible for maintaining all grass, landscaping, improvements, and paved surfaces within any portion of a Lot. No tree installed by the Declarant on any Lot shall be felled, removed, or cut down unless such tree represents a hazard to the Home or other improvements on the Lot, or to people occupying or utilizing COCOA VILLAGE BAY ESTATES. If any such tree located on an Owner's Lot dies or is otherwise removed in accordance with the foregoing sentence, such tree shall be replaced by the Owner of the Lot upon which the tree was located, at the Owner's expense, by a similar tree of similar size in diameter, unless otherwise approved by the ACC. No other objects or landscaping may be installed in place of any such trees. In the event Lots and Homes are not maintained by the record title owner of the Lot in accordance with the requirements of this Section, the Association may, but shall not be obligated to, perform the maintenance obligations on behalf of the record title owner.

11.1 Right of the Association to Enforce. The Declarant hereby grants the Association an easement over each Lot for the purpose of ensuring compliance with the requirements of this Section. In the event the record title owner of a Lot does not comply with this Section, the Association may perform the necessary maintenance and charge the costs thereof to the non- complying record title owner as an Individual Assessment. The Association shall have the right to enforce this Section by all necessary legal action. In the event the Association is the prevailing party with respect to any litigation respecting the enforcement of compliance with this Section, it shall be entitled to recover all of its attorneys' fees and paraprofessional fees, and costs, at trial and upon appeal.

11.2 Landscape Maintenance Standards. The following maintenance standards (the **"Landscape Maintenance Standards")** apply to landscaping within all Lots:

11.2.1 Trees. Trees are to be pruned as needed and maintained, in a safe and appropriate manner, with the canopy no lower than eight feet (8') from the ground, unless otherwise stipulated by any applicable law, regulation or local ordinance.

11.2.2 Shrubs. All shrubs are to be trimmed as needed and maintained in a neat and appropriate manner.

11.2.3 Grass.

11.2.3.1 Cutting Schedule. Grass shall be maintained routinely in a neat and appropriate manner. In no event shall lawns within any Lot be more than five inches (5") in height.

11.2.3.2 Edging. The edging of all streets, curbs, beds and borders shall be performed as needed. Chemical edging shall not be permitted.

11.2.3.3 Grass. Each yard shall be improved with the type of grass approved by the local municipality or other applicable governmental authority at the time of installation, which may include St. Augustine grass (i.e. Floratam or a similar variety) in some areas with code required drought tolerant grass in other areas. Any modification to or replacement of sod and/or landscape by an Owner is subject to the Community Standards, and any other applicable law or local ordinance. The Association may enforce Florida friendly landscaping should an Owner plant any high water use grass or prohibited invasive species not in compliance with the Community Standards, local ordinance and/or local landscaping code or applicable law.

11.2.4 Mulch. Mulch shall be replenished as needed on a yearly basis.

11.2.5 Insect Control and Disease. Insect control and disease shall be performed on an as needed basis. Failure to do so could result in additional liability if the disease and insect spread to neighboring Lots and Common Areas. Dead grass shall be removed and replaced within thirty (30) days of dying. If the City code or SJRWMD regulations require Bahia grass in the rear yards, it shall remain as Bahia and if it dies, may only be replaced with Bahia.

11.2.6 Fertilization. Fertilization of all turf, trees, shrubs, and palms shall be performed according to Best Management Practices as provided by the City Extension Service (if any) or The University of Florida IFAS Extension.

11.2.7 Irrigation. Every Owner shall be required to irrigate the grass and landscaping located on their Lot in a routine and ordinary manner, as may be permitted by SJRWMD and/or City regulations and shall ensure that sufficient irrigation occurs during all periods when the Owner is absent from the Lot. Watering and irrigation, including the maintenance, repair and replacement of irrigation facilities and components will be the sole responsibility of the record title Owner of the respective Lot. Lots shall be consistently irrigated to always maintain a green and healthy lawn. Sprinkler heads shall be maintained by the Owner monthly. Water spray from sprinklers shall not extend beyond any property line of the respective Lot. Automatic sprinkler systems shall not cause water to run onto neighboring Lots, walkways, streets or the like and shall include a timing system to limit hours of operation. All components of the irrigation system, clock, pump stations, and valves shall be checked as needed by an independent contractor to ensure proper automatic operation.

11.2.8 Weeding. All beds are to be weeded upon every cut. Weeds growing on Lots, including, in joints in curbs, driveways, and expansion joints, shall be removed as needed. Chemical treatment is permitted.

11.2.9 Trash Removal. Dirt, trash, plant and tree cuttings, and debris resulting from all operations shall be removed and all areas left in clean condition before the end of the day.

11.3 Modification of Landscaped Areas. Without the prior written consent of the ACC, no sod, topsoil, tree, shrubbery or other landscaping shall be removed from COCOA VILLAGE BAY ESTATES and there shall be no change in the plant landscaping, elevation, condition of the soil or the level of the land of such areas which results in any change in the flow and drainage of surface water which the

ACC, in its sole discretion, considers detrimental or potentially detrimental to person or property. Notwithstanding the foregoing, Owners who install improvements to the Lot (including, without limitation, concrete or brick pavers) that result in any change in the flow and/or drainage of surface water shall be responsible for all the costs of drainage problems resulting from such improvement. Further, if such Owner fails to pay for such required repairs, each Owner agrees to reimburse the Association for all expenses incurred in fixing such drainage problems including, without limitation, removing excess water and/or repairing the SWMS. No landscape lighting shall be installed by an Owner without the prior written approval of the ACC. In the event an Owner modifies the landscaping as initially installed by the Declarant, with the approval of the ACC, then such Owner shall be solely responsible for the maintenance of such modified landscaping.

11.4 Weeds and Refuse. No weeds, underbrush, or other unsightly growth shall be permitted to be grown or remain upon any Lot. No refuse or unsightly objects shall be allowed to be placed or allowed to remain upon any Lot.

11.5 Exterior Home Maintenance. Each Owner is solely, responsible for the proper maintenance and cleaning of the exterior walls of his or her Home. Exterior walls may be improved with a finish material composed of stucco or cementitious coating or fiber cement siding/cement lap siding (stucco or cementitious coating or fiber cement siding/cement lap siding is referred to herein as the **"Exterior Finish").** While Exterior Finish is high in compressive or impact strength, it is not of sufficient tensile strength to resist building movement. It is the nature of Exterior Finish to experience some cracking, and it will expand and contract in response to temperature, sometimes creating minor hairline cracks in the outer layer of the Exterior Finish. This is normal behavior and considered a routine maintenance item for the Owner. Each Owner is responsible for inspecting the Exterior Finish of the exterior walls for cracking and engage a qualified professional to seal those cracks and repair the affected area. In addition, each Owner is responsible for inspecting the exterior paint and caulk material in the exterior wall system openings (i.e. windows, doors, hose bibs, etc.) for peeling, cracking or separating. If the inspection reveals any such items, the Owner is responsible for engaging a qualified professional to clean, repair, re-caulk and repaint those areas of the Home. Each Owner is responsible for all maintenance and repairs described in this Section, and they should be completed in a timely fashion to prevent any damage to the Home.

11.6 Paved and Concrete Surfaces. Each Owner of a Lot shall be responsible to timely maintain, pressure/soft wash, repair and/or replace the driveways, walkways, including, without limitation, concrete or brick pavers, and other paved and concrete surfaces comprising part of their Lot, using substantially the same material and finishes to match the original driveway, walkway or sidewalk, unless otherwise approved in writing by the ACC. In the event the City or any of its respective subdivisions, agencies, and/or divisions must remove any portion of the paved or concrete surfaces located within an Owner's Lot for the installation, repair, replacement or maintenance of utilities, then the Owner of the applicable Lot will be responsible to replace or repair the paved or concrete surfaces at such Owner's expense, using substantially the same material and finishes to match the original driveway, walkway or sidewalk, unless otherwise approved in writing by the ACC. In the event an Owner does not comply with this Section, the Association may, but shall not be obligated to, perform the necessary maintenance and charge the costs thereof, together with interest at the highest rate allowed by law, to the non-complying Owner as an Individual Assessment.

11.7 Water Intrusion. Florida experiences heavy rainfall and humidity on a regular basis. Each Owner is responsible for making sure his or her Home remains watertight including, without limitation, checking caulking around windows and seals on doors. Each Owner acknowledges that running air conditioning machinery with windows and/or doors open in humid conditions can result in condensation, mold and/or water intrusion. The Declarant and the Association shall not have liability under such circumstances for any damage or loss that an Owner may incur in the event an Owner fails to maintain their

Home in accordance with this provision. FURTHER, GIVEN THE CLIMATE AND HUMID CONDITIONS IN FLORIDA, MOLDS, MILDEW, TOXINS AND FUNGI MAY EXIST AND/OR DEVELOP WITHIN HOMES. EACH OWNER IS HEREBY ADVISED THAT CERTAIN MOLDS, MILDEW, TOXINS AND/OR FUNGI MAY BE, OR IF ALLOWED TO REMAIN FOR A SUFFICIENT PERIOD MAY BECOME, TOXIC AND POTENTIALLY POSE A HEALTH RISK. BY ACQUIRING TITLE TO A HOME AND/OR LOT, EACH OWNER, SHALL BE DEEMED TO HAVE ASSUMED THE RISKS ASSOCIATED WITH MOLDS, MILDEW, TOXINS AND/OR FUNGI AND TO HAVE RELEASED THE DECLARANT AND THE ASSOCIATION FROM ANY AND ALL LIABILITY RESULTING FROM SAME.

11.8 Water Mains and Improvements within Lots. In the event the City or any of its subdivisions, agencies, and/or divisions must remove or damage any portion of a driveway, landscaping, or other improvements located on an Owner's Lot in connection with the City's operation, maintenance or repair of any water line or sanitary sewer line, if applicable, then the Owner of the Lot upon which such driveway, landscaping, or other improvements are located shall be responsible to replace or repair such driveway, landscaping, or other improvement at such Owner's expense, if such expenses are not paid for by the City. In the event an Owner does not comply with this Section, the Association may, but shall not be obligated to, perform the necessary repair and/or replacement and charge the costs thereof to the non-complying Owner as an Individual Assessment. In the event that the Association is the prevailing party with respect to any litigation respecting the enforcement of compliance with this Section, it shall be entitled to recover all of its attorneys' fees and paraprofessional fees, and costs, at trial and upon appeal. Each Owner grants the Association an easement over its Lot for the purpose of ensuring compliance with the requirements of this Section.

11.9 Lot Walls/Fences. Each adjoining Owner's obligation with respect to Lot Walls/Fences shall be determined by this Declaration, except as otherwise required by Florida law.

11.9.1 Sharing Repair and Maintenance. Each Owner shall maintain the exterior surface of a Lot Wall/Fence facing his Lot. Except as provided in this Section, the cost of reasonable repair shall be shared equally by adjoining Lot Owners.

11.9.2 Damage by One Owner. If a Lot Wall/Fence is damaged or destroyed by the act of one adjoining Owner, or bis guests, Lessees, licensees, agents or family members (whether or not such act is negligent or otherwise culpable), then that Owner shall immediately rebuild or repair the Lot Wall/Fence to its prior condition without cost to the adjoining Owner and shall indemnify the adjoining Owner from any consequential damages, loss or liabilities. No Owner shall violate any of the following restrictions and any damage (whether cosmetic or structural) resulting from violation of any of the following restrictions shall be considered caused by the Owner causing such action or allowing such action to occur on such Owner's Lot:

11.9.2.1 No Owner shall allow sprinklers to spray or other water sources to deliver water within one foot (l ') of any Lot Wall/Fence, excluding rainfall that falls directly on such area (i.e. an Owner shall not collect rainfall from other portions of the Lot and deliver it within one foot (1') of any Lot Wall/Fence);

11.9.2.2 No Owner shall allow any tree to grow within six feet (6') of any Lot Wall/Fence (with such distance measured from the above-ground part of the tree that is nearest to the Lot Wall/Fence within five feet (5') of the ground level of the tree, including any portion of the root system that is not completely covered by soil);

11.9.2.3 No Owner shall allow attachment of anything, including but not limited to any climbing plant or vine, to any Lot Wall/Fence; and

11.9.2.4 No Owner shall allow water to be provided by sprinkler, hose, hand delivery or otherwise to any plant located within five feet (5') of any Lot Wall/Fence; provided, however, Owners are permitted to allow water delivery to any plant located within one foot (1') of any Lot Wall/Fence if the method of such delivery is either by drip line or by spray facing in a direction away from the Lot Wall/Fence.

11.9.3 Other Damage. If a Lot Wall/Fence is damaged or destroyed by any cause other than the act of one of the adjoining Owners, his agents, Lessees, licensees, guests or family members (including ordinary wear and tear and deterioration from lapse of time), then the adjoining Owners shall rebuild or repair the Lot Wall/Fence to its prior condition, equally sharing the expense; provided, however, that if a Lot Wall/Fence is damaged or destroyed as a result of an accident or circumstances that originate or occur on a particular Lot (whether or not such accident or circumstance is caused by the action or inaction of the Owner of that Lot, or his agents, Lessees, licensees, guests or family members) then in such event, the Owner of that particular Lot shall be solely responsible for the cost of rebuilding or repairing the Lot Wall/Fence and shall immediately repair the Lot Wall/Fence to its prior condition.

11.9.4 Right of Entry. Each Owner shall permit the Owners of adjoining Lots, or their representatives, to enter his Lot for the purpose of installations, alteration, or repairs to a Lot Wall/Fence on the Lot of such adjoining Owners, provided that other than for emergencies, requests for entry are made in advance and that such entry is at a time reasonably convenient to the Owner of the adjoining Lot. An adjoining Owner making entry pursuant to this Section shall not be deemed guilty of trespassing by reason of such entry. Such Owner shall indemnify the adjoining Owner from any consequential damage sustained by reason of such entry.

11.9.5 Right of Contribution. The right of any Owner to contribution from any other Owner under this Section shall be appurtenant to the land and shall pass to such Owner's successors in title.

11.9.6 Consent of Adjoining Owner. In addition to meeting the requirements of this Declaration and of any applicable building code and similar regulations or ordinances, any Owner proposing to modify, alter, make additions to or rebuild (other than rebuilding in a manner materially consistent with the previously existing Lot Wall/Fence) the Lot Wall/Fence, shall first obtain the written consent of the adjoining Owner, which shall not be unreasonably withheld, delayed or conditioned.

11.10 Right of Way. Except as otherwise maintained by the City, each Owner of a Lot shall be responsible for the costs, charges and expenses incurred in connection with maintenance of the irrigation facilities, trees, sidewalk, driveway and landscaping immediately adjacent to such Owner's Lot and located between such Owner's Lot and the public roadway (the **"Public Right- of-Way").** Every Owner of a Lot shall be required to irrigate the grass and landscaping located within the Public Right-of-Way in a routine and ordinary manner and shall ensure that sufficient irrigation occurs during all periods when the Owner is absent from the Home. Further, each Owner of a Lot is required to timely repair, maintain and/or replace the driveways, walkways, including, without limitation, brick pavers, and other paved and concrete surfaces located within the Public Right-of-Way, except as otherwise maintained by the City. No tree installed by the Declarant shall be felled, removed, or cut down unless such tree represents an immediate hazard to the Home or other improvements on the Lot, or to persons occupying or utilizing COCOA VILLAGE BAY ESTATES. If any such tree dies, or is removed in accordance with this Section, then such tree shall be replaced at the expense of and by the Owner of the Lot immediately adjacent to the felled tree with a similar tree approved by the ACC.

11.11 Pressure Washing/Soft Washing. Each Owner shall be responsible, at their sole cost and expense, for pressure washing/soft washing the driveways, walkways, roofs and the exterior portions of Homes, including any exterior walls of a garage, garage door, exterior doors, shutters, and fascia. Each Owner shall conduct such pressure washing/soft washing on a routine basis, and in no event later than thirty (30) days after notice by the Board or the ACC to the Owner of the applicable Lot. In the event an Owner does not comply with this Section, the Association may perform the necessary maintenance required by this Section and charge the costs thereof to the non-complying Owner as an Individual Assessment. CLEANING SOME SURFACES WITH HIGH PRESSURE MAY CAUSE DAMAGE TO THE SURFACE OF CERTAIN STRUCTURES AND A SOFT WASH MAY BE REQUIRED. PRIOR TO ANY PRESSURE WASHING/SOFT WASHING, EACH OWNER SHOULD OBTAIN FROM THE MANUFACTURER OF THE AREA TO BE CLEANED, THE PROPER CLEANING INSTRUCTIONS TO ENSURE NO DAMAGE IS CAUSED TO THE SURFACE AND TO ENSURE COMPLIANCE WITH THE MANUFACTURER'S MAINTENANCE REQUIREMENTS FOR WARRANTY PURPOSES, IF ANY.

11.12 Surface Water of Stormwater Management System. The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation, and repair of the surface water or stormwater management system.

12. Use Restrictions. The following Use Restrictions shall apply to all Lots within COCOA VILLAGE BAY ESTATES, except for any Lots owned by the Declarant; provided however, a Supplemental Declaration may include additional restrictions or provisions that are more restrictive than the provisions of this Declaration. Each Owner must comply with the following:

12.1 Alterations and Additions. No material alteration, addition or modification to a Lot or Home, or material change in the appearance thereof, shall be made without the prior written approval thereof being first obtained from the ACC as required by this Declaration.

12.2 Animals. Except for dogs, cats and aquarium kept fish which may be kept, raised and maintained within COCOA VILLAGE BAY ESTATES, no reptiles, livestock, poultry, pets or animals of any kind, nature or description shall be kept, raised or maintained within COCOA VILLAGE BAY ESTATES. In addition, in no event may any animal be bred or otherwise maintained within COCOA VILLAGE BAY ESTATES for business or commercial purposes. No animal deemed to be a non-native species or deemed to be dangerous, vicious, or of a similar nature (all as more particularly described in Florida Statutes, Florida Administrative Code or any local government ordinances, rules or regulations), no breed of animal which is prohibited by local government ordinances, rules or regulations, and no animal deemed by the Board (in its sole and absolute discretion) to be a nuisance, is permitted to be kept, raised or maintained on any Lot and/or within any Horne. Dogs, cats, and aquarium kept fish, raised or maintained on any Lot or within any Horne, may only be so kept, raised and maintained in numbers deemed reasonable by the Declarant or the Association, in the exercise of their sole discretion. More than three (3) dogs and/or cats kept, raised, or maintained on any Lot and/or within any Horne shall prima facia be considered unreasonable. Notwithstanding the foregoing, no such dogs, cats or aquarium kept fish may be kept, raised, or maintained within COCOA VILLAGE BAY ESTATES under circumstances, which, in the sole judgment of the Declarant or the Association, shall constitute an unreasonable annoyance, hazard, or nuisance to residents in the vicinity or an unreasonable interference with the comfortable and quiet use, occupation and enjoyment of other Lots or portions of COCOA VILLAGE BAY ESTATES. When dogs are not within a Horne, they must either be on leashes under the control of the person walking them or contained within a completely fenced yard on a Lot. Notwithstanding the foregoing sentence, dogs shall be kept or housed within a Home and shall not be kept or housed within a fenced yard. In addition, any person walking a pet within COCOA VILLAGE BAY ESTATES shall not allow any such pet to trespass on any

other Owner's Lot and shall remove and properly dispose of any pet waste deposited on any portion of COCOA VILLAGE BAY ESTATES by such Owner's pet. All animals kept, raised, or maintained must be registered, licensed, and inoculated as required by law.

12.3 Artificial Vegetation; Vegetable Gardens. Except as otherwise permitted by Florida law, no artificial grass, plants or other artificial vegetation, or rocks or other landscape devices, shall be placed, or maintained upon the exterior portion of any Lot, unless approved by the ACC. No vegetable garden shall be erected, installed or maintained on any Lot unless erected, installed or maintained within a fenced-in portion of the rear yard of such Lot, in such manner as not to be visible from the street or from any other Lot.

12.4 Automobiles and other Vehicles. Notwithstanding any other provision in this Declaration to the contrary, the following restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by the Declarant, or its agents.

12.4.1 Parking. Except as otherwise expressly provided herein with respect to Government Vehicles (as defined below), Owners' vehicles shall be parked in the garage or driveway of the respective Owner's Lot and shall not block the sidewalk:. Except as many be otherwise permitted by applicable law, no vehicles of any nature shall be parked on any portion of COCOA VILLAGE BAY ESTATES or a Lot except on the surfaced parking area thereof. Vehicles shall not park on the paved or concrete surfaces comprising the Common Areas. To the extent COCOA VILLAGE BAY ESTATES has any guest parking, Owners are prohibited from parking in such guest parking spaces. No vehicles used in business for the purpose of transporting goods, equipment and the like shall be parked in COCOA VILLAGE BAY ESTATES except during the period of delivery of goods or during the provision of services. Roadways within COCOA VILLAGE BAY ESTATES shall be public roadways and shall not be maintained or regulated by the Association. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to law enforcement vehicles or vehicles issued by a governmental entity, so long as such vehicles are used for normal transportation and there are no ladders, racks, and hooks or such other commercial equipment attached to such vehicles **("Government Vehicles").** The foregoing restrictions shall not apply to the installation, display, and storage of items on a Lot expressly permitted and contemplated by Section 720.3045 of the HOA Act, which shall control to the extent of any conflict with the prohibitions contained in this Section 12.4.1 or elsewhere in the Declaration. EACH OWNER BY THE ACCEPTANCE OF A DEED TO THEIR HOME ACKNOWLEDGES AND AGREES THE ASSOCIATION HAS NO CONTROL WITH REGARD TO ACCESS, PARKING AND USAGE OF SUCH ROADWAYS BY THE GENERAL PUBLIC AND/OR MEMBERS OF THE ASSOCIATION. THE RESPONSIBILITY FOR ENFORCEMENT OF ANY LAWS REGARDING ACCESS, PARKING AND USAGE OF PUBLIC ROADWAYS RESTS SOLELY WITH THE APPLICABLE GOVERNMENTAL AUTHORITY AND THE ASSOCIATION DISCLAIMS RESPONSIBILITY FOR SUCH ENFORCEMENT.

12.4.2 Repairs and Maintenance of Vehicles. No vehicle which cannot operate on its own power, shall remain in COCOA VILLAGE BAY ESTATES for more than twelve (12) hours, except in the garage of a Home or within locations within an Owner's Lot which are not visible from either the front of the Lot (i.e., within the public view) or an adjacent Lot. No repair or maintenance, except emergency repair, of vehicles shall be made within COCOA VILLAGE BAY ESTATES, except in the garage of a Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view.

12.4.3 Prohibited Vehicles. No commercial vehicle, limousine, recreational vehicle, all-terrain vehicles, boat (or other watercraft), trailer, including, without limitation, boat trailers, house trailers, mobile homes, and trailers of every other type, kind or description, or camper, may be kept

within COCOA VILLAGE BAY ESTATES except in the garage of a Home or within locations within an Owner's Lot which are not visible from either the front of the Lot (i.e., within the public view) or an adjacent Lot. The term "commercial vehicle" shall not be deemed to include law enforcement vehicles, municipality-issued vehicles, utility vehicles (e.g., Broncos, Blazers, Explorers, Navigators, etc.), or clean "non-working" vehicles such as pick-up trucks, vans, or cars if they are used by the Owner on a daily basis for normal transportation; provided, however, vehicles with ladders, racks, and hooks or such other equipment attached to such vehicles shall be "commercial vehicles" prohibited by this Section. No vehicle displaying commercial advertising shall be parked within the public view, except as otherwise approved by the Board in writing. No vehicles with missing or expired tags or registrations shall remain on COCOA VILLAGE BAY ESTATES, except in the garage of a Home. No vehicles carrying a "for sale" sign shall be parked within the public view anywhere within COCOA VILLAGE BAY ESTATES. For any Owner who drives an automobile issued by the City or other governmental entity (e.g. police cars), such automobile shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Lot. No vehicle shall be used as a domicile or residence either temporarily or permanently. No all-terrain vehicles, golf carts, or mini motorcycles are permitted at any time on any paved surface forming a part of the Common Areas (if any). Additionally, no all-terrain vehicle or mini motorcycle may be parked or stored within COCOA VILLAGE BAY ESTATES, including any Lot, except in the garage of a Home or within locations within an Owner's Lot which are not visible from either the front of the Lot (i.e., within the public view) or an adjacent Lot. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by the Declarant, or its agents. Further notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to Government Vehicles or to the installation, display, and storage of items on a Lot expressly permitted and contemplated by Section 720.3045 of the HOA Act, which shall control to the extent of any conflict with the prohibitions contained in this Section 12.4.3.

12.4.4 Towing. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the Rules and Regulations may be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period. Each Owner by acceptance of title to a Home irrevocably grants the Association and its designated towing service the right to enter a Lot and tow vehicles in violation of this Declaration. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For purposes of this paragraph, "vehicle" shall also mean campers, mobile homes, trailers, etc. By accepting title to a Home, the Owner provides to the Association the irrevocable right to tow or remove vehicles parked on the Owner's Lot or Common Areas that are in violation of this Declaration. An affidavit of the person posting the foresaid notice stating it was properly posted shall be conclusive evidence of proper posting. THE ROADWAYS WITHIN COCOA VILLAGE BAY ESTATES ARE PART OF THE PUBLIC SYSTEM OF ROADWAYS. AS SUCH, IN NO EVENT SHALL THE ASSOCIATION BE RESPONSIBLE FOR TOWING VEHICLES PARKED ON THE ROADWAYS WITHIN COCOA VILLAGE BAY ESTATES.

12.5 Casualty Destruction to Improvements. If a Home or another improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or repair the damaged Home or improvement, in accordance with Section 14.2 of this Declaration. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the ACC. Notwithstanding anything to the contrary herein, to the extent that insurance coverage obtained and maintained by the Association covers such casualty destruction, the Owner of such damaged or

destroyed Home shall not perform any activities that would negate such coverage or impair the availability of such coverage.

12.6 Commercial Activity. Except for normal construction activity, sale and re-sale of a Home, sale, or re-sale of other property owned by the Declarant, and administrative offices of the Declarant, no commercial or business activity shall be conducted within COCOA VILLAGE BAY ESTATES, including, without limitation, within any Home. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, (i) business invitees, customers, and clients shall not be permitted to meet with Owners in Homes unless the Board provides otherwise in the Rules and Regulations; (ii) no one other than the Owner, Lessee or other occupants of the Home shall regularly work at or visit the home office for business purposes; (iii) such home business office shall not interfere with the peaceful enjoyment of other Owners within COCOA VILLAGE BAY ESTATES or create a material increase in traffic to and from the Lot any other nuisance as determined by the Board in its sole discretion; and (iv) no work or service may be conducted on the Lot that can be seen or heard outside of the Home. No Owner may actively engage in any solicitations for commercial purposes within COCOA VILLAGE BAY ESTATES. No solicitors of a commercial nature shall be allowed within COCOA VILLAGE BAY ESTATES, without the prior written consent of the Association. No day care center, "half-way house," or assisted living facility may be operated out of a Home. No garage sales are permitted, except as permitted by the Association. Prior to the Community Completion Date, the Association shall not permit any garage sales without the prior written consent of the Declarant.

12.7 Completion and Sale of Homes. No person or entity shall interfere with the completion and sale of Homes and/or Lots within COCOA VILLAGE BAY ESTATES by the Declarant. WITHOUT LIMITING THE FOREGOING, EACH OWNER, BY ACCEPTANCE OF A DEED, AGREES THAT ACTIONS OF OWNERS MAY IMPACT THE VALUE OF HOMES AND/OR LOTS; THEREFORE EACH OWNER IS BENEFITED BY THE FOLLOWING RESTRICTIONS: PICKETING AND POSTING OF NEGATIVE SIGNS IS STRICTLY PROHIBITED IN ORDER TO PRESERVE THE VALUE OF THE HOMES AND/OR LOTS IN COCOA VILLAGE BAY ESTATES AND THE RESIDENTIAL ATMOSPHERE THEREOF.

12.8 Control of Contractors. Except for direct services which may be offered to Owners (and then only according to the Rules and Regulations relating thereto, as adopted or amended from time to time), no person other than an Association officer shall direct, supervise, or in any manner attempt to assert any control over any contractor of the Association.

12.9 Cooking. No cooking shall be permitted nor shall any foods or beverages be consumed in the Common Areas, except in areas designated for those purposes by the Association. The Board shall have the right to prohibit or restrict the use of grills or barbecue facilities throughout COCOA VILLAGE BAY ESTATES in the front and side yards of a Lot, but such facilities shall be permitted in the rear.

12.10 Decorations. Unless expressly permitted under the HOA Act and only to such extent, no decorative objects including, but not limited to, birdbaths, light fixtures, sculptures, statues or weather vanes shall be installed or placed within or upon any portion of COCOA VILLAGE BAY ESTATES without the prior written approval of the ACC. Notwithstanding the foregoing, holiday lighting and decorations shall be permitted to be placed upon the exterior portions of the Home and upon the Lot in the manner permitted hereunder. Except for holiday lighting permitted in accordance with the foregoing sentence, no decorations or other ornaments shall be hung from any trees located upon the Lots. The ACC may establish standards for holiday lights and decorations at its sole discretion. The ACC may require the removal of any lighting or decoration that creates a nuisance (e.g., unacceptable spillover to

adjacent Home or excessive travel through COCOA VILLAGE BAY ESTATES). Except as otherwise expressly permitted under the HOA Act, and subject to the requirements of such provision, no flag poles are permitted without the prior written approval of the ACC. All lawn ornaments shall be removed from exterior portions of the Home and Lot by the Owner and shall be stored within the Home upon the issuance of any storm warning.

12.11 Disputes as to Use. If there is any dispute as to whether the use of any portion of COCOA VILLAGE BAY ESTATES complies with this Declaration, such dispute shall, prior to the Community Completion Date, be decided by the Declarant, and thereafter by the Board. A determination rendered by such a party with respect to such dispute shall be final and binding on all people concerned.

12.12 Drainage System. Drainage Improvements may be part of the Common Areas and/or Lots. After Drainage Improvements are installed by the Declarant, the maintenance of Drainage Improvements within the boundary of a Lot shall be the responsibility of the Association; however, the Association shall have no responsibility for landscaping maintenance and the Owner of any such Lot shall be required to maintain such Lot in accordance with the provisions of Section 11 of this Declaration. In the event Drainage Improvements are adversely affected by landscaping, fences, structures, or any other improvements (including, without limitation, pavers), the cost to correct, repair, or maintain such Drainage Improvements shall be the responsibility of the record title owner of the Lot that includes such improvements. By way of example, and not of limitation, if the Owner of one Lot plants a tree (pursuant to ACC approval) and the roots of such tree subsequently affect Drainage Improvements within another Lot, the Owner that planted the tree shall be solely responsible for the removal of the roots which adversely affects the adjacent Lot. NOTWITHSTANDING THE FOREGOING, THE ASSOCIATION AND THE DECLARANT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR DRAINAGE PROBLEMS OF ANY TYPE WHATSOEVER.

12.13 Extended Vacation and Absences. In the event a Home will be unoccupied for an extended period, the Home must be prepared prior to departure by: (i) removing all removable furniture, plants and other objects from outside the Home; and (ii) designating a responsible firm or individual to care for the Home, should the Home suffer damage or require attention, and providing a key to that firm or individual. Neither the Association nor the Declarant shall have any responsibility of any nature relating to any unoccupied Home.

12.14 Fences and Walls. Other than fences, walls and other similar structures constructed from time to time by the Declarant, no fence, wall or other similar structure shall be erected on any Lot unless the materials therefor and the color, location and dimensions thereof are approved by the ACC and are in accordance with such standards as may be adopted by the ACC; provided, however, that nothing herein shall be construed to restrict or prohibit compliance with the minimum requirements for installation, operation and maintenance of fences or other barriers constituting safety barriers around swimming pools, hot tubs or spas on a Lot as may be required by applicable governmental authorities, subject to the approval and additional requirements of the ACC. Notwithstanding the right of the ACC to adopt such standards for installation of any wall, fence or other similar structure on a Lot, the ACC shall not approve installation of any wall, fence or other similar structure in a front yard of a Home, and shall have the right to adopt a setback standard which restricts installation of a fence, wall or other similar structure in a side yard of a Home within twelve feet (12') of the front/side yard boundary line, subject however to setback requirements imposed by any applicable governmental authorities. Notwithstanding the foregoing, and notwithstanding the right of the ACC, in its sole discretion, to approve installation of all fences, other than for fences constructed or installed by Declarant, (i) all fences shall be constructed of white PVC or bronze aluminum and approved by the ACC, and shall be a maximum of six (6) feet in height, installed with the posts and supports on the inside, and shall have a self-closing gate, (ii) no solid (i.e., privacy) fences shall be installed within a drainage area, including, without limitation a drainage easement area or a drainage swale or berm

located within a drainage area, and the ACC shall not approve such installation, and (iii) nonsolid (i.e., open picket or rail) fences may be approvable for installation within a drainage area, including, without limitation a drainage easement area or a drainage swale or berm located within a drainage area, which is located adjacent to a boundary line which is common to two (2) Lots and provided the fence shall be installed and maintained so that the lowest portion of the picket(s) or rail(s) shall never be less than two inches (2") above the ground level, shall allow stormwater to flow through the drainage area without blockage and shall not cause erosion within such drainage area. Such nonsolid fences, if approved by the ACC for installation within a drainage area, may also be approvable by the ACC to transition to or connection with an ACC approved solid fence which is not located within a drainage area.

12.15 Fuel Storage. No fuel storage shall be permitted within COCOA VILLAGE BAY ESTATES, except as may be necessary or reasonably used for swimming pools, spas, barbecues, fireplaces, lawn maintenance equipment, or similar devices and any such fuel storage containers must be located within locations within an Owner's Lot which are not visible from either the front of the Lot (i.e., within the public view) or an adjacent Lot.

12.16 Garages. No garage shall be converted into a general living area. Garage doors shall always remain closed, except when vehicular or pedestrian access is required.

12.17 Garbage Cans. Trash collection and disposal procedures established by the Association shall be observed. No outside burning of trash or garbage is permitted. No garbage cans, supplies or other similar articles shall be maintained on any Lot unless located within locations within an Owner's Lot which are not visible from either the front of the Lot (i.e., within the public view) or an adjacent Lot. Each Owner shall be responsible for properly depositing his or her garbage and trash in garbage cans and trash containers sufficient for pick-up by the appropriate collection agencies in accordance with the requirements of any such agency. All such trash receptacles shall be maintained in a sanitary condition and shall be shielded from view from the Lot's frontage and from adjacent Lots. Garbage cans and trash containers shall not be placed outside the Home for pick-up earlier than the morning of the day of trash pick-up, and not the night before or at any other time and shall be removed the day of pick-up. Except for normal construction, debris on a Lot during construction of a Home, no garbage, refuse, or debris of any kind shall be placed or permitted to accumulate upon any portion of COCOA VILLAGE BAY ESTATES.

12.18 Hurricane Shutters. Except as installed by Declarant, any permanent fixture for hurricane shutters or other protective devices visible from outside the Home shall be of a type as approved in writing by the ACC, shall match the color or trim of a Home and be of a neutral color, except as otherwise set forth in the Community Standards. Panel, accordion, and roll-up style hurricane shutters may not be left closed during hurricane season (or at any other time). Any such approved hurricane shutters may be installed or closed to forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed or opened within seventy-two (72) hours after the end of a hurricane watch or warning or as the Board may determine otherwise. Except as the Board may decide, shutters may not be closed at any time other than a storm event. Any approval by the ACC shall not be deemed an endorsement of the effectiveness of hurricane shutters. Notwithstanding the foregoing, in the event of an emergency and issued storm warning, Owners may install temporary emergency storm protective window coverings up to seventy-two (72) hours prior to the expected arrival of a storm, which must be removed within seventy-two (72) hours after the end of such storm.

12.19 Irrigation. Due to water quality, irrigation systems may cause staining on Homes, other structures or paved areas. It is each Owner's responsibility to treat and remove any such staining within an Owner's Lot. The Declarant may, at its sole discretion, utilize a computerized loop system to irrigate the Common Areas. Any computerized loop irrigation system that is not the maintenance obligation

of an Owner, pursuant to the terms of this Declaration shall be the maintenance obligation of the Association.

12.20 Laundry; Renewable Energy Devices. Subject to the provisions of Section 163.04, Florida Statutes, to the extent applicable, no rugs, mops, or laundry of any kind, or any other similar type of article, shall be shaken, hung or exposed to be visible from either the front of the Lot (i.e., within the public view) or an adjacent Lot. Clotheslines may be installed in the rear of a Lot provided the same are not visible from the front of the Lot or an adjacent Lot; provided that, any such clothesline shall be removed when it is not in use as a clothesline. Nothing in this Declaration shall be deemed to prohibit the installation of energy devices based on renewable resources (e.g., solar collector panels); provided, however, such devices shall be installed only as approved by the ACC and in accordance with the Community Standards, unless the HOA Act provides otherwise.

12.21 Lawful Use. No immoral, improper, offensive, unlawful, or obnoxious use shall be made in any portion of COCOA VILLAGE BAY ESTATES, as determined by the Board in its sole discretion. All laws, zoning ordinances and regulations of all governmental entities having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental entities for maintenance, modification, or repair of a portion of COCOA VILLAGE BAY ESTATES shall be the same as the responsibility for maintenance and repair of the property concerned.

12.22 Leases. Homes may be leased, licensed, or occupied only in their entirety and no fraction or portion may be rented. No bed and breakfast facility may be operated out of a Home. Individual rooms of a Home may not be leased on any basis. No transient tenants may be accommodated in a Home. All leases or occupancy agreements of Homes (collectively, **"Lease Agreements")** are subject to the provisions of this Section. All Lease Agreements shall be in writing. A copy of all the Lease Agreements shall be provided by the Owner to the Association no later than five (5) days after the full execution of such Lease Agreement. No Lease Agreement may be for a term of less than six (6) months, and no Home may be leased more than two (2) times in any calendar year unless otherwise approved by the Association in the case of hardship; provided, however, that if a Lessee defaults under its Lease Agreement and the Owner terminates such Lease Agreement on account of such default, then such Owner may be entitled to replace the defaulted and terminated tenancy with a new Lessee under a new Lease Agreement (for a term of at least six (6) months), and such new tenancy shall not count as an additional lease for the specified period. The Lessee, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by the Association. Each Owner is responsible and liable for all violations and losses caused by such Lessees or occupants, notwithstanding the fact that such Lessees are also fully liable for any violation of the Declaration or Rules and Regulations. By acceptance of a deed to a Home, the Owner hereby agrees to remove, at the Owner's sole expense, by legal means including eviction, his or her Lessees should the Lessee refuse or fail to abide by and adhere to this Declaration, the Rules and Regulations and any other policies adopted by the Association. Notwithstanding the foregoing, should an Owner fail to perform his or her obligations under this Section, the Association shall have the right, but not the obligation, to evict such Lessee and the costs of the same shall be charged to the Owner as an Individual Assessment. The Owner will be jointly and severally liable with the Lessee to the Association for any amount (as determined in the sole discretion of the Association) which is required by the Association to repair any damage to any portion of COCOA VILLAGE BAY ESTATES or to pay any claim for personal injury, death or damage to property caused by the act or omission of such Lessee or its guests, family members or occupants. Individual Assessments may be levied against the Lot for any such amounts. All Lease Agreements require the Home to be used solely as a private single-family residence. Each leased Home shall be occupied by the Lessee, members of the Lessee's family, overnight guests and professional caregivers as a residence and for no other purpose. Sub-leasing is strictly prohibited, and the Lessee under any Lease Agreement must be the occupant of the Home.

During such time as a Home is leased, the Owner of such Home shall not enjoy the use privileges of the Common Areas appurtenant to such Home.

12.23 Mailboxes and Lampposts. No mailbox shall be installed by an Owner within COCOA VILLAGE BAY ESTATES. No lamppost shall be installed on any Lot without prior written consent of the ACC. The ACC has the right to require that all lamp posts shall be of one type or design specified by the ACC.

12.24 Minor's and Guest's Use of Commonly Shared Facilities. Adults shall always be responsible for all actions of their minor children and guests in and about COCOA VILLAGE BAY ESTATES. The Declarant and the Association shall not be responsible for any use of the Common Areas by anyone, including minors.

12.25 Nuisances. No nuisance, or any use or practice that is the source of unreasonable annoyance to others or which interferes with the peaceful possession and proper use of COCOA VILLAGE BAY ESTATES, as determined by the Board in its sole discretion, is permitted. No weapons shall be discharged within COCOA VILLAGE BAY ESTATES. The term "weapons" includes bows and arrows, slingshots, "B-B" guns, pellet guns, and other firearms of all types, regardless of size. Nothing shall be done or kept within the Common Areas, or any other portion of COCOA VILLAGE BAY ESTATES, including a Home or Lot, which will increase the rate of insurance to be paid by the Association.

12.26 Oil and Mining Operations. No oil, drilling development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or on any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or on any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any Lot.

12.27 Paint. The exterior of Homes shall be repainted within forty-five (45) days of notice by the ACC to the Owner of the applicable Lot. Identical exterior paint color schemes shall not be applied on adjacent Lots nor Lots directly across the street from one another. The ACC shall have final approval of all exterior color plans including materials, and each Owner must submit to the ACC a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized and the materials. The ACC shall determine whether the color plan and materials are consistent with the Homes in the surrounding areas and that the color plans and materials conform to the color scheme of COCOA VILLAGE BAY ESTATES. The color plan must be submitted prior to any reconstruction or repainting.

12.28 Personal Property; Patio and Lawn Furniture. Except as otherwise permitted by applicable law, all personal property of Owners or other occupants of Homes shall be stored within the Homes and no personal property, except usual patio furniture, may be stored on, nor any use made of, the Common Areas, any Lot or Home, or any other portion of COCOA VILLAGE BAY ESTATES, which is unsightly or which interferes with the comfort and convenience of others. No patio furniture or swings shall be installed or placed within or upon any portion of the front of a Home or Lot so as to be visible from outside the Home or from an adjacent Lot, without the prior written approval of the ACC. The ACC may establish standards for patio furniture and patio swings at its sole discretion. Swings and patio furniture will not be approved by the ACC for placement in front of the Home unless a front porch is part of the architectural design of the Home. Except as otherwise approved by the ACC in accordance with the foregoing, all other outdoor furniture and lawn furniture must be used and stored only in the rear of the Home and shall not be visible from the Lot's frontage or from an adjacent Lot. The Board may require the removal of any patio furniture or lawn furniture that is unsightly or creates a nuisance in the Boards' sole discretion. In the event a Home will be unoccupied for a period of seven (7) or more days, prior to departure by the Owner, such Owner must remove all patio furniture and lawn furniture from outside the Home and Lot. In addition, all patio furniture, lawn furniture and lawn ornaments shall be removed from outside and

stored within the Home upon issuance of any storm warnings of a Tropical Storm Warning or higher storm warning.

12.29 Removal of Soil and Additional Landscaping. Without the prior consent of the ACC, no Owner shall remove soil from any portion of COCOA VILLAGE BAY ESTATES, change the level of the land within COCOA VILLAGE BAY ESTATES, or plant landscaping mulch results in any permanent change in the flow and drainage of surface water within COCOA VILLAGE BAY ESTATES. Owners may place additional plants, shrubs, or trees within any portion of their respective Lots with the prior written approval of the ACC.

12.30 Roofs, Driveways and Pressure Washing/Soft Washing. Roofs, exterior surfaces and/or pavement, including, but not limited to, walkways and driveways, shall be pressure washed/soft washed by the Owner of the Lot within thirty (30) days of notice by the Board or the ACC to the Owner of the applicable Lot. No surface applications to driveways shall be permitted without the prior written approval of the ACC as to material, color and pattern. Such applications shall not extend beyond the front Lot line or include the sidewalk. PRIOR TO ANY PRESSURE WASHING/SOFT WASHING, EACH OWNER SHOULD OBTAIN FROM THE MANUFACTURER OF THE AREA TO BE CLEANED, THE PROPER CLEANING INSTRUCTIONS TO ENSURE NO DAMAGE IS CAUSED TO THE SURFACE AND TO ENSURE COMPLIANCE WITH THE MANUFACTURER'S MAINTENANCE REQUIREMENTS FOR WARRANTY PURPOSES, IF ANY.

12.31 Satellite Dishes and Antennae. No outside television, radio, or other electronic towers, aerials, antennae, satellite dishes or devices of any type for the reception or transmission of radio or television broadcasts or other means of communication shall hereafter be erected, constructed, placed or permitted to remain on any portion of COCOA VILLAGE BAY ESTATES or upon any improvements thereon, unless expressly approved in writing by the ACC, except that this prohibition shall not apply to those satellite dishes that are one (1) meter (39.37 inches) in diameter or less, and specifically covered by 47 C.F.R. Part 1, Subpart S, Section 1.4000, as amended, promulgated under the Telecommunications Act of 1996, as amended from time to time. The ACC is empowered to adopt rules governing the types of antennae which may be permitted and restrictions relating to safety, location and maintenance of antennae. The ACC may also adopt and enforce reasonable rules limiting installation of permissible dishes or antennae to certain specified locations, not visible from the street or an adjacent parcel and integrated with COCOA VILLAGE BAY ESTATES and surrounding landscape, to the extent that reception of an acceptable signal would not be unlawfully impaired by such rules and provided the cost of complying with such rules would not unreasonably increase the cost of installation of permissible dishes or antennae. Any permissible dishes or antennae shall be installed in compliance with all federal, state and local laws and regulations, including zoning, land-use and building regulations. Further, any Owner desiring to install permissible dishes or antennae may, but is not obligated to, submit plans and specifications for same to the ACC to ensure compliance with the ACC's rules, if any, governing the types of permissible antennae and restrictions relating to safety, location and maintenance of antennae. This Section 12.31 shall not apply to Declarant.

12.32 Screened Enclosures and Decks/Patios/Lanais. All screening and screened enclosures shall have the prior written approval of the ACC and shall be in accordance with the Community Standards. All enclosures of balconies or patios, including addition of vinyl windows, shall be approved by the ACC and shall comply with the Community Standards. All decks, patios, and lanais shall have the prior written approval of the ACC and shall be in compliance with the Community Standards.

12.33 Signs and Flags. Except as otherwise permitted by applicable law, no sign, flag (including flagpole), banner, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of COCOA VILLAGE BAY ESTATES, including, without

limitation, any Home, Lot or vehicle, that is visible from the outside; provided, however, an Owner may display up to two of the following portable, removable flags not larger than four and one-half feet (4 ½') by six feet (6') in a respectful manner: (i) the United States flag; (ii) the official flag of the State of Florida; (iii) a flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard; (iv) a POW-MIA flag; and (v) a "first responder flag." The term "first responder flag" shall have the meaning ascribed to such term in the HOA Act. Additionally, an Owner may erect a freestanding flagpole no more than twenty feet (20') high on any portion of the Owner's Lot if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The flagpole may not be installed any closer than ten feet (10') from the back of curb, or within ten feet (10') of any Lot boundary line. The Owner may further display in a respectful manner from that flagpole, one official United States flag, not larger than four and one-half feet (4 ½') by six feet (6') and may additionally display one other flag permitted above. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the City and all setback and locational criteria contained in this Declaration and in the Community Standards. Notwithstanding anything to the contrary herein, an Owner may install one (1) decorative "garden" flag no larger than twelve inches (12") by eighteen inches (18") on the lawn of their Lot, provided same is in accordance criteria for such decorative "garden" flags, adopted by the ACC, from time to time, and subject to prior approval of the ACC. Under no circumstances shall any such flags be permitted which, among other things, interfere with Declarant's sales and development activities, as determined by the Declarant in its sole discretion, or which contain derogatory signage or "messaging" that would constitute a nuisance and/or is detrimental or disruptive to the operations of the Association and/or the Declarant's development and sales activities.

The Declarant and the Association are exempt from this Section; provided, further, the Declarant specifically reserves the right, for itself and its agents, employees, nominees and assigns the right, privilege and easement to construct, place and maintain upon any property within COCOA VILLAGE BAY ESTATES such signs and flags as it deems appropriate in connection with the development, improvement, construction, marketing and sale of any of the Lots and Homes. The prohibitions on signs and flags displayed on or within vehicles contained above in this Section shall not apply to commercial vehicles such as for construction use or providing pick-up and delivery services and other commercial services.

12.34 Social Media. The Association may create an official social media page, forum or website for COCOA VILLAGE BAY ESTATES. If created by the Association, such social media pages shall be for Owners only, not for public participation by non-Owners, and such page(s) may be used as a communication instrument by and for the Association. The Association shall have the right to impose conditions or standards in connection with the use of any social media page(s) for COCOA VILLAGE BAY ESTATES and by acceptance of a deed to a Lot and by participating on such social media page(s), each Owner acknowledges and agrees that it has voluntarily subjected itself to such conditions and standards and shall comply with such conditions and standards. By acceptance of a deed to a Lot, each Owner who actively participates on such social media page(s) for COCOA VILLAGE BAY ESTATES agrees to the following conditions and standards: (i) Owners shall not engage in any immoral, improper, offensive, unlawful or obnoxious use or posts; (ii) all posts and comments by Owners must generally be positive and respectful and shall in no way be malicious or disparaging to any person or business, including, without limitation, the Association, the Declarant or any other Owner(s); and (iii) Owners shall not use such social media page(s) to report or discuss any violations of the Governing Documents, any property or Home issues, or any other issues or problems with COCOA VILLAGE BAY ESTATES, the Declarant, the ACC or the Association, and such Owner shall report all such issues directly to the Association and/or Declarant (as applicable) rather than reporting or discussing such issues on any social media page(s). Each Owner acknowledges and agrees that neither the Declarant nor any Manager is responsible for monitoring any social media page(s) for COCOA VILLAGE BAY ESTATES. IF AN OWNER WITNESSES A FIRE, ACCIDENT, THEFT

OR OTHER SERIOUS EVENT, SUCH OWNER SHALL CALL 911 AND NOTIFY THE ASSOCIATION BEFORE POSTING ON ANY SOCIAL MEDIA PAGE.

12.35 Sports Equipment. Except in the manner and to the extent permitted by Section 720.3045 of the HOA Act, (i) no recreational, playground or sports equipment shall be installed or placed within or about any portion of COCOA VILLAGE BAY ESTATES without the prior written consent of the ACC and then only if permitted by the Community Standards; (ii) no basketball backboards, skateboard ramps, or play structures will be permitted without the prior written approval by the ACC and any such approved equipment shall be located at the rear of the Lots or in the inside portion of corner Lots within the setback lines; and, (iii) no tree houses or platforms of a similar nature shall be constructed on any part of a Lot. Rules and Regulations governing basketball hoops may be adopted by the Association from time to time.

12.36 Storage. Except as otherwise may be permitted under the HOA Act and only in the manner therein provided, no temporary utility or storage shed, storage building, tent, or other structure or improvement shall be permitted and no other structure or improvement shall be constructed, erected, altered, modified or maintained, except for portable storage and moving facilities which shall be permitted for no more than five (5) days from the time of an Owner's or Lessee's initial occupancy of a Home. Any such portable storage facilities may not be kept in the roadway and shall be kept wholly within the applicable Owner's Lot. Water softeners, trash containers, propane tanks, and other similar devices shall be properly screened from roadways in a manner approved by the ACC. In the event an Owner is in violation of the foregoing restrictions, after written notification is given to such violating Owner, the Association shall have the right to enter upon such Owner's Lot to have such violating container or storage facility removed and all related removal costs, including, without limitation, administrative charges and attorneys' fees, shall be charged against the individual Owner as an Individual Assessment. Notwithstanding anything to the contrary herein contained, permanent sheds and other detached structures are permitted with the prior written approval from the ACC and the Board, which consent may be given, withheld or conditioned in the sole and absolute discretion of the ACC and the Board, and further provides such permanent sheds or other detached structures meet all zoning requirements.

12.37 Subdivision and Regulation of Land. No portion of any Home or Lot shall be divided or subdivided or its boundaries changed without the prior written approval of the Declarant and the City of Cocoa, prior to the Community Completion Date, and thereafter, by the Association. No Owner shall inaugurate or implement any variation from, modification to, or amendment of governmental regulations, land use plans, land development regulations, zoning, or any other development orders or development permits applicable to COCOA VILLAGE BAY ESTATES, without the prior written approval of the Declarant and prior approval of the City of Cocoa, which may be granted or denied.

12.38 Substances. No flammable, combustible or explosive fuel, fluid, chemical, hazardous waste, or substance shall be kept on any portion of COCOA VILLAGE BAY ESTATES or within any Home or Lot, except those which are required for normal household use. All propane tanks and bottled gas for household and/or pool purposes (excluding barbecue grill tanks) must be installed underground or located within side or rear yards in a manner to be screened from view by landscaping or other materials approved by the ACC.

12.39 Surveillance Equipment and Security Systems. Except for video monitoring doorbells, no Owner shall install any security and/or surveillance systems or related equipment on the exterior portion of a Home or Lot without first obtaining prior written approval of the ACC. Except for video monitoring doorbells, all exterior components of any security system or surveillance equipment require prior written approval from the ACC. Notwithstanding the foregoing, Owners may install compact video-equipped doorbells on the exterior of the Home in accordance with the Community Standards. No

security and/or surveillance systems shall be installed in a manner that is unsightly, or which interferes with the comfort and convenience of other Owners. All conduits and wiring on the exterior portion of a Home shall be encased and painted to match the adjacent exterior surface of the Home. Security cameras and other surveillance equipment shall not be directed onto a neighboring Home or installed directly across from the window of an adjacent Home. Security alarms audible outside of the Home must be connected to a monitoring service that can remotely tum off the alarm, or the security alarm must automatically tum off after no more than fifteen (15) minutes of noise production audible outside of the Home.

12.40 Swimming, Fishing. and Boating; Private Docks. Swimming, fishing, boating and personal watercraft (e.g., water skis) are prohibited within any of the retention/detention areas or water bodies within the boundaries of COCOA VILLAGE BAY ESTATES.

12.41 Swimming Pools and Spas. All in-ground pools, hot tubs, spas and appurtenances installed shall require the prior written approval of the ACC as set forth in this Declaration. The design must incorporate, at a minimum, the following: (i) located on the rear or side yard of a Home, subject to set backs and other governmental requirements and space limitations, and with a solid 6' white PVC or bronze aluminum fence with landscaping hedge to block the view of the pool/screen from the front of the Lot; (ii) the composition of the material must be thoroughly tested and accepted by the industry for such construction; (iii) any swimming pool constructed on any Lot shall have an elevation at the top of the pool of not over two feet (2') above the natural grade unless approved by the ACC; (iv) pool enclosures must be of a design, color and material approved by the ACC and shall be no higher than twelve feet (12') unless otherwise approved by the ACC; and (v) pool enclosures shall in no event be higher than the roofline of the Home. All pools shall be adequately maintained and chlorinated (or cleaned with similar treatment) by the respective Owner. Unless installed by the Declarant, no diving boards, slides, or platforms shall be permitted without ACC approval. Under no circumstances may chlorinated water be discharged onto other Owners' lawns, the community streets, or into any retention/detention areas within COCOA VILLAGE BAY ESTATES or adjoining properties. No above-ground pools shall be permitted on any Lot.

12.42 Unmanned Aircraft Systems. Drones or similar unmanned aircraft, either with or without cameras, shall not be operated by an Owner, its Lessees, guests or invitees on, over or from any Lot or Common Area within COCOA VILLAGE BAY ESTATES, except for the purpose of an Owner or their authorized agent periodically inspecting the Owner's respective Lot or Home, or as otherwise permitted by the Board from time to time. The Board is specifically vested with the exclusive authority to adopt reasonable conditions and regulations concerning or related to the operation of drones or similar unmanned aircraft on, over or from Lots or Common Areas. All drones or similar unmanned aircraft systems shall only be operated in accordance with Federal, State and Local regulations, all as amended from time to time. In no event shall an operator of a drone or similar unmanned aircraft system invade the privacy of another person on any Lot or the Common Area. No person shall operate a drone or similar unmanned aircraft system in any manner that constitutes a nuisance or harasses, annoys, or disturbs the quiet enjoyment of another person, including without limitation, to another Owner, Lessees, guests or invitees.

12.43 Use of Homes. Each Home is restricted to residential use as a residence by the Owner or permitted occupant thereof, Immediate Family Members, guests, Lessees and invitees

12.44 Visibility on Comers. Notwithstanding anything to the contrary in this Declaration, no obstruction to visibility at street intersections shall be permitted and such visibility clearances shall be maintained as required by the Board and governmental agencies. No vehicles, objects, fences, walls, hedges, shrubs or other planting shall be placed or permitted on a comer Lot where such obstruction would create a traffic problem.

12.45 Wells and Septic Tanks. No individual wells or septic tanks will be permitted on any Lot.

12.46 Wetlands and Mitigation Areas. If the Common Areas include one or more preserves, upland conservation areas, buffers, wetlands, and/or mitigation areas, no Owner or other person shall take any action or enter onto such areas to adversely affect the same without ACC approval and approval from any governmental agencies having jurisdiction. Such areas are to be maintained by the Association in their natural state.

12.47 Window Treatments. Within thirty (30) days of conveyance of title of a Home to an Owner, such Owner shall install drapes, curtains, blinds or other window coverings. Window treatments shall consist of drapery, blinds, decorative panels, or other window coverings, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted. No security bars shall be placed on the windows of any Home without prior written approval of the ACC. No awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the ACC. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the ACC. Owners are responsible for caulking or re-caulking all windows to ensure water tightness. As used herein, the term "Window Treatment" is limited to traditional window coverings, and excludes, without limitation, sheets, towels, newspaper, aluminum foil, cardboard or other similar temporary covering.

12.48 Windows or Wall Units. No window or wall air conditioning unit may be installed in any window or wall of a Home.

13. Easement for Unintentional and Non-Negligent Encroachments. If any building or improvement upon a Lot shall encroach upon another Lot or upon the Common Areas by reason of original construction by the Declarant, then an easement for such encroachment shall exist so long as the encroachment exists, with no further action required by the Declarant or any Owner to establish such easement. Lots may contain improvements such as balconies, HVAC systems or other improvements that may pass over or underneath an adjacent Lot or over or underneath the Common Areas. A perpetual nonexclusive easement is herein granted to allow such improvement and to permit any natural water runoff from roof overhangs, eaves and other protrusions onto an adjacent Lot.

14. Requirement to Maintain Insurance.

14.1 Association Insurance.

14.1.1 Flood Insurance. If the Common Areas are located within an area which has special flood hazards and for which flood insurance has been made available under the National Flood Insurance Program (NFIP), the Association shall maintain insurance coverage in appropriate amounts, available under NFIP for all buildings and other insurable property within any portion of the Common Areas located within a designated flood hazard area.

14.1.2 Liability Insurance. The Association shall procure for the Common Areas only commercial general liability insurance coverage, providing coverage and limits deemed appropriate by the Board. Such policies must provide that they may not be cancelled or substantially modified by any party, without at least thirty (30) days' prior written notice to the Declarant (until the Community Completion Date) and the Association.

14.1.3 Directors and Officers Liability Insurance. Each member of the Board shall be covered by directors and officers liability insurance in such amounts and with such provisions as approved by the Board.

14.1.4 Other Insurance. The Association shall maintain such other insurance coverage as appropriate from time to time. All coverage obtained by the Association shall cover all activities of the Association and all properties maintained by the Association, whether or not the Association owns title thereto.

14.1.5 Declarant. Prior to the Turnover, the Declarant shall have the right (but not the obligation), at the Association's expense, to provide insurance coverage under its master insurance policy in lieu of any of the foregoing.

14.2 Homes. Each Owner of a Lot shall be required to obtain and maintain adequate insurance on his or her Home. Such insurance shall be sufficient for necessary repair or reconstruction work, and/or shall cover the costs to demolish a damaged Home as applicable, remove the debris, and to re-sod and landscape land comprising the Lot. Upon the request of the Association, each Owner shall be required to supply the Board with evidence of insurance coverage on its Home which complies with the provisions of this Section. Without limiting any other provision of this Declaration or the powers of the Association, the Association shall specifically have the right to bring an action to require an Owner to comply with his or her obligations hereunder.

14.2.1 Requirement to Reconstruct or Demolish. In the event that any Home on a Lot is destroyed by fire or other casualty, the Owner of such Home shall do one of the following: the Owner shall commence reconstruction and/or repair of the Home **("Required Repair"),** or the Owner shall tear the Home down, remove all the debris, and resod and landscape the property comprising the Home as required by the ACC **("Required Demolition")** to the extent permitted under law. If an Owner elects to perform the Required Repair, such work must be commenced within thirty (30) days of the Owner's receipt of the insurance proceeds respecting such Home and the Required Repair must be completed within six (6) months from the date of the casualty or such longer period of time established by the Board in its sole and absolute discretion subject to extension if required by law. If an Owner elects to perform the Required Repair, such reconstruction and/or repair must be completed in a continuous, diligent, and timely manner. If an Owner elects to perform the Required Demolition, the Required Demolition must be completed within six (6) months from the date of the casualty or such longer period established by the Board in its sole and absolute discretion subject to extension if required by law. Notwithstanding anything contained herein to the contrary, in the event an Owner elects to perform the Required Demolition, the Association shall have the right to require such Owner to thereafter commence to rebuild the Home, and such reconstruction/rebuilding of the Home must be completed within one (1) year from the date from the date such Required Demolition is completed, or such longer period of time established by the Board in its sole and absolute discretion subject to extension if required by law. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the ACC. The Association shall have the right to inspect the progress of all reconstruction and/or repair work. Without limiting any other provision of this Declaration or the powers of the Association, the Association shall have a right to bring an action against an Owner who fails to comply with the foregoing requirements. By way of example, the Association may bring an action against an Owner who fails to either perform the Required Repair or Required Demolition on his or her Home within the time periods and in the manner provided herein. Each Owner acknowledges that the issuance of a building permit or a demolition permit in no way shall be deemed to satisfy the requirements set forth herein, which are independent of, and in addition to, any requirements for completion of work or progress requirements set forth in applicable statutes, zoning codes and/or building codes.

14.2.2 Standard of Work. The standard for all demolition, reconstruction, and other work performed as required by Section 14 shall be in accordance with the Community Standards and any other standards established by the Association with respect to any casualty that affects all or a portion of COCOA VILLAGE BAY ESTATES.

14.2.3 Additional Rights of the Association. If an Owner of a Lot refuses or fails, for any reason, to perform the Required Repair or Required Demolition or such other reconstruction or repair as herein provided, then the Association, in its sole and absolute discretion, by and through its Board is hereby irrevocably authorized by such Owner to perform the Required Repair or Required Demolition or other such reconstruction or repair. All Required Repair performed by the Association pursuant to this Section shall be in conformance with the original plans and specifications for the Home. The Association shall have the absolute right to perform the Required Demolition to a Home pursuant to this Section if any contractor certifies in writing to the Association that such Home cannot be rebuilt or repaired. The Board may levy an Individual Assessment against the Owner in whatever amount sufficient to adequately pay for Required Repair or Required Demolition performed by the Association, including any costs incurred with the management and oversight of any such Required Repair or Required Demolition performed by the Association.

14.2.4 Association Has No Liability. Notwithstanding anything contrary in this Section, the Association, its directors and officers, shall not be liable to any Owner should an Owner fail for any reason whatsoever to obtain insurance coverage on a Home. Moreover, the Association, its directors and officers, shall not be liable to any person if the Association does not enforce the rights given to the Association in this Section.

14.3 Compliance Monitoring. Notwithstanding any provision to the contrary contained herein or in any other Governing Document, neither the Association nor the Declarant shall be responsible for ensuring or confirming compliance with the insurance provisions contained herein, it being acknowledged by all Owners that such monitoring would be unnecessarily expensive and difficult. Moreover, neither the Association nor the Declarant shall be liable in any manner whatsoever for failure of an Owner to comply with this Section.

14.4 Fidelity Bonds. If available, the Association shall procure a blanket fidelity bond for all officers, directors, trustees and employees of the Association, and all other people handling or responsible for funds of, or administered by, the Association. In the event the Association delegates some or all of the responsibility for the handling of the funds to a professional management company or licensed manager, such bonds shall be required for its officers, employees and agents, handling or responsible for funds of, or administered on behalf of the Association. The amount of the fidelity bond shall be based upon the Board's reasonable business judgment.

14.5 Association as Agent. The Association is irrevocably appointed agent for each Owner of any interest relating to the Common Areas and Homes to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon the payment of claims.

14.6 Casualty to Common Areas. In the event of damage to the Common Areas, or any portion thereof, the Association shall be responsible for reconstruction after casualty.

14.7 Nature of Reconstruction. Any reconstruction of improvements hereunder shall be substantially in accordance with the plans and specifications of the original improvement, or as the improvement was last constructed, subject to modification to conform to the then current governmental regulation(s)

14.8 Cost of Payment of Premiums and Deductibles. The costs of all insurance maintained by the Association hereunder, and any other fees or expenses incurred that may be necessary or incidental to carry out the provisions hereof are Operating Expenses.

14.9 Declarant has No Liability. Notwithstanding anything to the contrary in this Section, the Declarant, its officers, directors, shareholders, and any related persons or corporations and their employees, attorneys, agents, officers and directors shall not be liable to any Owner or any other person should the Association fail for any reason whatsoever to obtain insurance coverage for the Common Areas or should the Owner fail for any reason whatsoever to obtain insurance coverage for their Home.

14.10 Additional Insured. Prior to the Community Completion Date, the Declarant shall be named as additional insured on all policies obtained by the Association, as their interests may appear.

15. Property Rights.

15.1 Owners' Easement of Enjoyment. Every Owner, its Immediate Family Members, Lessees, guests and invitees, and every owner of an interest in COCOA VILLAGE BAY ESTATES shall have a non-exclusive right and easement of enjoyment in and to those portions of the Common Areas that it is entitled to use for their intended purpose, subject to the following provisions:

15.1.1 Easements, restrictions, reservations, conditions, limitations and declarations of record, now or hereafter existing, and the provisions of this Declaration, as amended or supplemented from time to time;

15.1.2 Rules and Regulations governing use and enjoyment of the Common Areas;

15.1.3 The right of the Association to suspend rights hereunder, including, without limitation, voting rights, or to impose fines in accordance with the HOA Act;

15.1.4 The right of the Association to suspend an Owner's or Lessee's right to use (except vehicular and pedestrian ingress and egress and necessary utilities) all or a portion of the Common Areas for any period during which any Assessment levied against that Owner remains unpaid;

15.1.5 The right of the Declarant and/or the Association to dedicate or transfer all or any part of the Common Areas. No such dedication or transfer by the Association shall be effective prior to the Community Completion Date without prior written consent of the Declarant;

15.1.6 The right of the Declarant and/or the Association to modify the Common Areas as set forth in this Declaration;

15.1.7 The perpetual right of the Declarant to access and enter the Common Areas at any time, even after the Community Completion Date, for the purposes of inspection and testing of the Common Areas. The Association and each Owner shall give the Declarant unfettered access, ingress and egress to the Common Areas so the Declarant and/or its agents can perform all tests and inspections deemed necessary by the Declarant. The Declarant shall have the right to make all repairs and replacements deemed necessary by the Declarant. At no time shall the Association or any Owner prevent, prohibit and/or interfere with any testing, repair or replacement deemed necessary by the Declarant relative to any portion of the Common Areas;

15.1.8 The rights of the Declarant and/or the Association regarding COCOA VILLAGE BAY ESTATES as reserved in this Declaration, including the right to utilize the same and to grant use rights to others; and

15.1.9 An Owner relinquishes his or her right to use of the Common Areas during the time that a Home is leased to a Lessee.

15.2 Ingress and Egress. An ingress and egress easement is hereby created and reserved by the Declarant for the Owners, their Lessees, guests and invitees, for pedestrian traffic over, through and across paths, walks, driveways, passageways, and lanes as the same from time-to-time may exist upon, or be designed as part of, the Common Areas, and for vehicular traffic over, through and across such portions of the Common Areas, as may be paved and intended for such purposes.

15.3 Development Easement. In addition to the rights reserved elsewhere herein, the Declarant reserves an easement for itself and its nominees, over, upon, across, and under COCOA VILLAGE BAY ESTATES as may be required in connection with the development of COCOA VILLAGE BAY ESTATES, and/or other lands designated by the Declarant, and to promote or otherwise facilitate the development, construction and sale and/or leasing of Homes, or any portion of COCOA VILLAGE BAY ESTATES, and/or other lands designated by the Declarant. Further, Declarant reserves an easement for itself and its nominees, over, upon, across, and under COCOA VILLAGE BAY ESTATES, including all Lots and Common Areas, as may be necessary or desirable in connection with performing any construction, maintenance or other development for purposes of obtaining any bond release, approval or other deposit or as required by the City. Without limiting the foregoing, the Declarant specifically reserves the right to use all paved roads and rights of way within COCOA VILLAGE BAY ESTATES for vehicular and pedestrian ingress and egress to and from construction sites. Specifically, each Owner acknowledges construction vehicles and trucks may use portions of the Common Areas. The Declarant shall have no liability or obligation to repave, restore, or repair any portion of the Common Areas as a result of the use of the same by construction traffic, and all maintenance and repair of such Common Areas shall be deemed ordinary maintenance of the Association payable by all Owners as part of the Operating Expenses. Without limiting the foregoing, at no time shall the Declarant be obligated to pay any amount to the Association on account of the Declarant's use of the Common Areas. The Declarant may market other residences and commercial properties located outside of COCOA VILLAGE BAY ESTATES from the Declarant's sales facilities located within COCOA VILLAGE BAY ESTATES. The Declarant has the right to use all portions of the Common Areas in connection with its marketing activities, including, without limitation, allowing members of the general public to inspect model homes, installing signs and displays, holding promotional parties and outings, and using the Common Areas for every other type of promotional or sales activity that may be employed in the marketing of residential homes. The easements created by this Section, and the rights reserved herein in favor of the Declarant, shall be construed as broadly as possible and supplement the rights of the Declarant set forth in Section 20 of this Declaration. At no time shall the Declarant incur any expense whatsoever in connection with its use and enjoyment of such rights and easements.

15.4 Public Easements. Fire, police, school, transportation, health, sanitation and other public service and utility company personnel and vehicles shall have a permanent and perpetual easement for ingress and egress over and across the Common Areas.

15.5 Delegation of Use. Every Owner shall be deemed to have delegated its right of enjoyment to the Common Areas to the Owner's Lessees, subject to the provisions of this Declaration and the Rules and Regulations, as may be promulgated from time to time. Any such delegation shall not relieve any Owner from its responsibilities and obligations provided herein.

15.6 Easement for Encroachments. If any improvement upon Common Areas as originally constructed, shall encroach upon any other property or improvements thereon, or for any reason, then an easement appurtenant to the encroachment shall exist for so long as the encroachment shall naturally exist.

15.7 Permits, Licenses and Easements. Prior to the Community Completion Date, the Declarant, and thereafter the Association, shall, in addition to the specific rights reserved to the Declarant herein, have the right to grant, modify, amend and terminate permits, licenses and easements over, upon, across, under and through COCOA VILLAGE BAY ESTATES (including Lots, Parcels and/or Homes) for telecommunications systems, utilities, roads and other purposes reasonably necessary or useful as it determines, in its sole discretion. To the extent legally required, each Owner shall be deemed to have granted to the Declarant, and thereafter the Association, an irrevocable power of attorney, coupled with an interest, for the purposes herein expressed.

15.8 Support Easement and Maintenance Easement. An easement is hereby created for the existence and maintenance of supporting structures (and the replacement thereof) in favor of the entity required to maintain the same. An easement is hereby created for maintenance purposes (including access to perform such maintenance) over and across COCOA VILLAGE BAY ESTATES (including Lots, Parcels, and Homes) for the reasonable and necessary maintenance of Common Areas, utilities, cables, wires and other similar facilities.

15.9 Drainage. A non-exclusive easement shall exist in favor of the Declarant, the Association, SJRWMD, the City, and/or any governmental agency having jurisdiction over COCOA VILLAGE BAY ESTATES over, across, and upon COCOA VILLAGE BAY ESTATES for drainage, irrigation, and water management purposes. Any such drainage easement shall not contain permanent improvements, including, but not limited to, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, irrigation systems, trees, shrubs, hedges or landscaping plants other than grass, except for (i) improvements installed by the Declarant; (ii) landscaping of the SJRWMD, (iii) as required by the County or the Permit; and/or (iv) improvements approved by the ACC. A non-exclusive easement for ingress and egress and access exists over, across and upon COCOA VILLAGE BAY ESTATES for such parties in order to construct, maintain, inspect, record data on, monitor, test, or repair, as necessary, any water management areas, mitigation areas, irrigation systems and facilities thereon and appurtenances thereto. No structure, landscaping, or other material shall be placed or be permitted to remain which may damage or interfere with the drainage or irrigation of COCOA VILLAGE BAY ESTATES and/or installation or maintenance of utilities or which may obstruct or retard the flow of water through COCOA VILLAGE BAY ESTATES and/or water management areas and facilities or otherwise interfere with any drainage, irrigation and/or easement provided for in this Section or the use rights set forth elsewhere in this Declaration.

15.10 Blanket Easement in favor of the Association. The Association is hereby granted an easement over all of COCOA VILLAGE BAY ESTATES, including all Lots, for the purposes of: (i) constructing, maintaining, replacing and operating all Common Areas; (ii) performing any obligation the Association is obligated to perform under this Declaration; and (iii) performing any obligation of an Owner for which the Association intends to impose an Individual Assessment.

15.11 Utility Easements. Except as provided herein, no Owner may install any improvements within the utility easement(s) depicted on any Plat, Title Documents or other Agreements of COCOA VILLAGE BAY ESTATES (collectively, the **"Utility Easements").** Further, and except as provided herein, no Owner may make any changes to the improvements installed by the Declarant within the Utility Easement(s). Unless otherwise approved by the Declarant in accordance with Section 18.18 of this Declaration, no fences shall be erected or installed within the Utility Easements without the prior written consent of the ACC, except for fences installed by the Declarant. All fences must be in compliance with the Community Standards. In the event a fence is installed within any Utility Easement, with prior written ACC approval, the Owner is solely responsible for fence repair and/or replacement if the utility easement area needs to be accessed for installation, service, and/or repairs. Prior to digging, each Owner is

responsible for calling 811, so all utility companies may locate and mark their underground facilities within the area, as required by Section 556, Florida Statutes.

15.12 Plat Easement(s). The Plat and/or additional plat, if any, may contain additional easements not discussed herein, granted in favor of the Association, Owners or others, for the specific purposes as described therein. Among other matters and easements noted on the Plat and without limiting the generality of the foregoing, as more particularly stated therein: Tract G ("Wetland Conservation Tracts"), Tract D and E ("Drainage Tracts") and Private Conservation Easement Areas, all as depicted on the Plat, are dedicated to the Association on the Plat, with development rights dedicated to the SJRWMD for the purpose of conservation in perpetuity. Pursuant to the Plat, the Association is obligated for the maintenance of the Wetland Conservation Tracts, Drainage Tract and Private Conservation Easement Areas. Pursuant to restrictions set forth on the Plat, mechanized activity, discharge, dumping, chemical application or cutting/removal of native species is prohibited and further, exotic species removal will be permitted only by hand after previous authorization from SJRWMD and/or the City.

15.13 Municipal Service Benefit Unit. As set forth on the Plat, each Owner, by acceptance of a deed or other conveyance of a Home, hereby acknowledges and agrees that COCOA VILLAGE BAY ESTATES may besubject to the imposition of a Municipal Service Benefit Unit ("MSBU") subject to approval of the City of Cocoa and.or Brevard the County for maintenance of Common Areas in the event of failure of the Association to maintain properly the Common Areas in conformance with applicable regulatory permits or other applicable regulations. As further set forth on the Plat, an easement over the Common Area must be granted to the City prior to establishment of a MSBU.

15.14 Duration. All easements created herein or pursuant to the provisions hereof shall be perpetual unless stated to the contrary.

16. Assessments.

16.1 General. Each Owner, by acceptance of a deed or instrument of conveyance for the acquisition of title in any manner (whether so expressed in the deed), including any purchaser at a judicial sale, shall be deemed to have covenanted and agreed to pay to the Association at the time and in the manner required by the Board, assessments or charges as are fixed, established and collected from time to time by the Association (collectively, the **"Assessments").** As Vacant Lots and Spec Lots (as defined herein) may not receive certain services, all Lots will not be assessed uniformly.

16.2 Purpose of Assessments. The Assessments levied by the Association shall be used for, among other things, the purpose of operating and maintaining the Association and COCOA VILLAGE BAY ESTATES. Assessments shall include the following categories of charges as and when levied and deemed payable by the Board:

16.2.1 Any periodic assessment (on such frequency as determined by the Board) or charge for the purpose of operating the Association and accomplishing any and all of its purposes, as determined in accordance herewith, including, without limitation, payment of Operating Expenses and collection of amounts necessary to pay any deficits from prior years' operation **("Installment Assessments");**

16.2.2 Any special assessments for capital improvements, major repairs, emergencies, or nonrecurring expenses **("Special Assessments");**

16.2.3 Any specific fees, dues or charges to be paid for any special services, for any special or personal use of the Common Areas, or to reimburse the Association for the expenses incurred in connection with such service or use **("Use Fees");**

16.2.4 Assessments of any kind for the creation of reasonable reserves for any of the aforesaid purposes. The Board may, but shall have no obligation to, include "Reserve for Replacement" in the Installment Assessments to establish and maintain an adequate reserve fund for the periodic maintenance, repair, and replacement of improvements comprising a portion of the Common Areas (the **"Reserves"),** including, without limitation, Reserves for maintenance, repair and replacement of Recreational Facilities. Reserves, if established, shall be payable in such manner and at such times as determined by the Association, and may be payable in installments extending beyond the fiscal year in which the Reserves are established;

16.2.5 Any specific assessment of costs incurred by the Association, or charges, fees or fines levied against a specific Lot or Lots, or the record title owner(s) thereof, which amounts are by their nature applicable only to one or more Lots, but less than all Lots **("Individual Assessments").** By way of example and not limitation, in the event an Owner fails to maintain their Lot or the exterior of their Home in a manner required by the Governing Documents, the Association shall have the right (but not the obligation), through its agents and employees, to enter upon the Lot and to repair, restore, and maintain the Lot and/or Home as required by the Governing Documents. The costs of any such repair, restoration and/or maintenance, plus the reasonable administrative expenses of the Association and any costs incurred in bringing a Lot and/or Home into compliance with the Governing Documents shall be an Individual Assessment. The lien for an Individual Assessment may be foreclosed in the same manner as any other Assessment; and

16.2.6 The Board shall have the right to levy Individual Assessments against one or more Lots, as follows: (a) to cover the costs, including, without limitation, overhead and administrative costs, of providing services to a particular Lot upon request of the Owner of such Lot, pursuant to any menu of special services which the Association may offer or pursuant to a Supplemental Declaration. Individual Assessments for special services may be levied in advance of the provision of the requested service; and (b) to cover costs and expenses for items for which the Association is permitted to levy an assessment against a particular Lot or group of Lots, pursuant to this Declaration (which assessment is not otherwise a Special Assessment).

16.3 Designation. The designation of Assessment type and amount shall be made by the Association. Prior to the Turnover, any such designation must be approved by the Declarant. Such designation may be made on the budget prepared by the Association. The designation shall be binding upon all Owners.

16.4 Allocation of Operating Expenses.

16.4.1 Commencing on the first day of the period covered by the annual budget, and until the adoption of the next annual budget, the Assessments for Operating Expenses and Reserves (if any) shall be allocated so that each Owner shall pay Operating Expenses, Special Assessments and Reserves based upon a fraction, the numerator of which is one (1) and the denominator of which is the total number of all Lots in COCOA VILLAGE BAY ESTATES conveyed to Owners or any greater number determined by the Declarant from time to time. The Declarant, in its sole and absolute discretion may change such denominator from time to time; provided, however, under no circumstances will the denominator be less

than the number of Lots owned by Owners. In addition, any Lot that does not have a Home constructed thereon as evidenced by a Certificate of Occupancy (a **"Vacant Lot")** and any Lot that has a Home constructed thereon but is owned by the Declarant (a **"Spec Lot")** shall be assessed at ten percent (10%) of the Installment Assessment assessed to Lots with Homes constructed thereon and owned by Owners. This lesser Assessment amount reflects that Vacant Lots and Spec Lots will not benefit from maintenance and other services provided by the Association. When a Home is conveyed by the Declarant to an Owner, then the Spec Lot shall be deemed a fully assessed Lot and shall be responsible for one- hundred percent (100%) of Installment Assessments, except as otherwise provided herein. The Assessments for Vacant Lots and Spec Lots shall be additional income to the Association and shall be used at the discretion of the Board for any purpose, including, without limitation, future and existing capital improvements, Operating Expenses, support costs and start- up costs. Vacant Lots and Spec Lots shall not be included in the denominator used to determine each Owner's pro rata share of the Operating Expenses and Reserves (if any), unless otherwise determined by the Declarant in its sole and absolute discretion. In no event, however, shall the Declarant pay Special Assessments.

16.4.2 In the event the Operating Expenses as estimated in the budget for a particular fiscal year are, after the actual Operating Expenses for that period is known, less than the actual costs, then the difference shall, at the election of the Association: (i) be added to the calculation of Installment Assessments, as applicable, for the next ensuing fiscal year; or (ii) be immediately collected from the Owners as a Special Assessment. The Association shall have the unequivocal right to specially assess Owners retroactively on January 1st of any year for any shortfall in Installment Assessments, which Special Assessment shall relate back to the date that the Installment Assessments could have been made. Prior to the Turnover, a Special Assessment may be levied by the Association with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Owners' Voting Interests present (in person or by proxy) at a duly noticed meeting of the members. After the Turnover Date, no vote of the Owners shall be required for such Special Assessment (or for any other Assessment) except to the extent specifically provided herein.

16.4.3 Each Owner agrees that so long as it does not pay more than the required amount it shall have no grounds upon which to object to either the method of payment or non-payment by other Owners or the Declarant of any sums due.

16.5 General Assessments Allocation. Installment Assessments and Reserves (if any) shall be uniform for all Lots improved with a Home, except as provided herein. Special Assessments and Reserves shall be allocated equally to each Owner, except as provided herein. Notwithstanding anything to the contrary contained in the Governing Documents, but subject to the rights of the Declarant pursuant to Section 16.8 of this Declaration, Vacant Lots and Spec Lots shall be assessed at ten percent (10%) of the Installment Assessments assessed to Lots with Homes constructed thereon and owned by Owners. This lesser Assessment amount reflects that Vacant Lots and Spec Lots will not benefit from maintenance and other services provided by the Association. When a Spec Lot is conveyed by the Declarant to an Owner, then the Spec Lot shall be deemed a fully assessed Lot and shall be responsible for one hundred percent (100%) of Installment Assessments and Special Assessments, except as otherwise provided herein. Notwithstanding any other provision, to the contrary, Vacant Lots and Spec Lots shall not be responsible for Reserves.

16.6 Use Fees and Individual Assessment. Except as hereinafter specified to the contrary, Use Fees and Individual Assessments shall be made against the record title owner of a Lot benefiting from, or subject to, the special service or cost as specified by the Association. The Declarant shall not be required to pay Use Fees or Individual Assessments.

16.7 Commencement of First Assessment. Assessments shall commence as to each Owner on the day of the conveyance of title of a Home to such Owner. The record title owner of a Lot is jointly and severally liable with the previous record title owner of the Lot for all unpaid Assessments that came due at the time of transfer of title. A record title owner of a Lot, regardless of how title to the Lot has been acquired, including by purchase at a foreclosure sale or by deed in lieu of foreclosure, is liable for all Assessments that come due while such a person or entity was the record title owner of the Lot. An Owner's liability for Assessments may not be avoided by waiver or suspension of the use or enjoyment of any Common Areas or by abandonment of the Lot upon which the Assessments are made.

16.8 Shortfalls and Surpluses. Each Owner acknowledges that because Installment Assessments, Special Assessments, and Reserves (if any) are allocated based on the formula provided herein, or upon the number of Lots conveyed to Owners in the prior fiscal year, it is possible the Association may collect more or less than the amount budgeted for Operating Expenses. Prior to the Turnover, the Declarant shall have the option to (i) pay any Operating Expenses incurred by the Association that exceed the Assessments receivable from Owners and other income of the Association, including, without limitation, the Initial Contributions and Resale Contributions, late fees and interest (the **"Deficit"),** or (ii) pay Installment Assessments on Homes or Lots owned by the Declarant at the applicable rate of Installment Assessments established for such Lots and Homes, including Vacant Lots and Spec Lots, owned by Class A members. Notwithstanding any other provision of this Declaration to the contrary, the Declarant shall never be required to (i) pay Assessments if the Declarant has elected to fund the Deficit instead of paying Assessments on Homes or Lots owned by the Declarant, (ii) pay Special Assessments, Individual Assessments or Reserves (if any), or (iii) fund deficits due to delinquent Owners. Any surplus Assessments collected by the Association may be allocated towards the next year's Operating Expenses or, in the Board's sole and absolute discretion, to the creation of Reserves, whether or not budgeted. Under no circumstances shall the Association be required to pay surplus Assessments to Owners. The Declarant may at any time give notice to the Association terminating its responsibility for funding the Deficit and waiving its right to exclusion from Assessments. Upon giving such notice, or upon Turnover, whichever is sooner, each Lot owned by the Declarant shall thereafter be assessed at the applicable rate of Installment Assessments established for Lots and Homes, including Vacant Lots and Spec Lots, owned by Class A members. Without limiting the generality of the foregoing, the Declarant shall not be responsible for any Reserves (if any), Individual Assessments or Special Assessments, even after the Turnover. The Declarant shall be assessed only for Lots which are subject to the operation of this Declaration. Upon transfer of title of a Lot owned by the Declarant, the Lot shall be assessed in the amount established for Lots owned by Owners other than the Declarant, prorated as of and commencing with, the month following the date of transfer of title.

THE DECLARANT DOES NOT PROVIDE A GUARANTEE OF THE LEVEL OF ASSESSMENTS. AS SUCH, THERE IS NO MAXIMUM GUARANTEED LEVEL OF ASSESSMENTS DUE FROM OWNERS. IN THE EVENT THE DECLARANT ELECTS TO DEFICIT FUND IN LIEU OF PAYING ASSESSMENTS ON THE SAME BASIS AS OTHER OWNERS, THE DECLARANT SHALL SPECIFICALLY ELECT TO FUND THE DEFICIT AS PROVIDED IN SECTION 720.308(1)(B), OF THE HOA ACT, AS SUCH, THE PROVISIONS OF SECTIONS 720.308(2) THROUGH 720.308(6), OF THE HOA ACT, ARE NOT APPLICABLE TO THE DECLARANT OR THE CALCULATION OF THE DEFICIT OR OTHER AMOUNTS DUE FROM THE DECLARANT.

16.9 Budgets. The initial budget prepared by the Declarant is adopted as the budget for the period of operation until adoption of the first annual Association budget. Thereafter, annual budgets shall be prepared and adopted by the Board. Assessments shall be payable by each Owner as provided in this Declaration. THE BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON HISTORICAL OPERATING FIGURES). THEREFORE, IT IS POSSIBLE THAT ACTUAL ASSESSMENTS MAY BE LESS OR GREATER THAN PROJECTED.

16.10 Establishment of Assessments. Assessments shall be established in accordance with the following procedures:

16.10.1 Installment Assessments shall be established by the adoption of a twelve (12) month operating budget by the Board. The budget shall be in the form required by the HOA Act, The Board may from time to time determine when the Installment Assessments will be collected by the Association (i.e. monthly, quarterly, or annually). Unless otherwise established by the Board, Installment Assessments shall be collected in advance on a monthly basis.

16.10.2 Special Assessments and Individual Assessments may be established by the Association, from time to time, and shall be payable at such time or time(s) as determined by the Board. Until the Community Completion Date, no Special Assessment shall be imposed without the consent of the Declarant.

16.10.3 The Association may establish, from time to time, by resolution, rule or regulation, or by delegation to an officer or agent, including, a professional management company, Use Fees. The sums established shall be payable by the Owner utilizing the service or facility as determined by the Association.

16.11 Initial Contribution. The first purchaser of each Home from the Declarant, at the time of closing of the conveyance from the Declarant to the purchaser, shall pay to the Association an initial contribution in the amount of two months of the current Installment Assessment amount (the "Initial Contribution"). The funds derived from the Initial Contributions are income to the Association and shall be used by the Board exclusively for purposes which provide a direct benefit (as defined in 77 Fed. Reg. 15574 (Mar. 16, 2012)) to COCOA VILLAGE BAY ESTATES, including, without limitation, future and existing capital improvements, Operating Expenses, support costs and start-up costs.

16.12 Resale Contribution. After the Home has been conveyed by the Declarant, there shall be collected from the purchaser upon every subsequent conveyance of an ownership interest in a Home by an Owner a resale contribution in the amount of two months of the current Installment Assessment amount (the **"Resale Contribution")** payable to the Association. The Resale Contribution shall not be applicable to conveyances from the Declarant. The funds derived from the Resale Contributions are income to the Association and shall be used by the Board exclusively for purposes which provide a direct benefit (as defined in 77 Fed. Reg. 15574 (Mar 16, 2012)) to COCOA VILLAGE BAY ESTATES, including, without limitation, future and existing capital improvements, Operating Expenses, support costs and start-up costs.

16.13 Assessment Estoppel Certificates. No Owner shall sell or convey its interest in a Lot or Home unless all sums due to the Association have been paid in full and an estoppel certificate from the Association shall have been received by such Owner. The Association shall prepare and maintain a ledger noting Assessments due from each Owner. The ledger shall be kept in the office of the Association, or its designees, and shall be open to inspection by any Owner. The Association, or its Manager (as defined below) shall upon receipt of a written request therefore provide an estoppel certificate in accordance with the requirements of Section 720.30851 of the HOA Act. The Owner requesting the estoppel certificate shall be required to pay the Association, or its Manager (as defined below), as applicable, a reasonable sum to cover the costs of examining records and preparing such estoppel certificate, not to exceed the maximum amounts allowable by the HOA Act.

16.14 Payment of Home Real Estate Taxes. Each Owner shall pay all taxes and obligations relating to its Lot which, if not paid, could become a lien against the Lot that is superior to the lien for Assessments created by this Declaration.

16.15 Creation of the Lien and Personal Obligation. Each Owner, by acceptance of a deed or instrument of conveyance for the acquisition of title to a Lot, shall be deemed to have covenanted and agreed that the Assessments, and/or other charges and fees set forth herein, together with interest, late fees, costs and reasonable attorneys' fees and paraprofessional fees at all levels of proceedings including appeals, collections and bankruptcy, shall be a charge and continuing lien in favor of the Association encumbering the Lot and all personal property located thereon owned by the Owner against whom each such Assessment is made. The lien is effective from and after recording a Claim of Lien in the Public Records stating the legal description of the Lot, name of the Owner, and the amounts due as of that date, but shall relate back to the date that this Declaration is recorded. The Claim of Lien shall also cover any additional amounts which accrue thereafter until satisfied. Each Assessment, together with interest, late fees, costs and reasonable attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy, and other costs and expenses provided for herein, shall be the personal obligation of the person or entity that was the record title owner of the Lot at the time when the Assessment became due, as well as the such record title owner's heirs, devisees, personal representatives, successors or assigns.

16.16 Subordination of the Lien to Mortgages. The lien for Assessments shall be subordinate to (i) the liens of all taxes, bonds, assessments, and other governmental levies which by law would be superior, and (ii) the lien or charge of a bona fide first mortgage held by a Lender on any Lot, if the mortgage is recorded in the Public Records prior to the Claim of Lien. The lien for Assessments shall not be affected by any sale or transfer of a Lot, except in the event of a sale or transfer of a Lot pursuant to a foreclosure (or by deed in lieu of foreclosure or otherwise) of a bona fide first mortgage held by a Lender, in which event, the acquirer of title, its successors and assigns, shall be liable for Assessments which became due prior to such sale or transfer to the extent provided in Section 720.3085, the HOA Act. Any such unpaid Assessments for which such acquirer of title is not liable may be reallocated and assessed to all Owners (including such acquirer of title) as a part of the Operating Expenses. Any sale or transfer pursuant to a foreclosure (or by deed in lieu of foreclosure or otherwise pursuant to a foreclosure) shall not relieve the record title owner from liability for, nor the Lot from, the lien of any Assessments made thereafter. Nothing herein contained shall be construed as releasing the party liable for any delinquent Assessments from the payment thereof, or the enforcement of collection by means other than foreclosure. A Lender shall give written notice to the Association if the mortgage held by such Lender is in default. The Association shall have the right, but not the obligation, to cure such default within the time periods provided in the mortgage held by such Lender. In the event the Association makes such payment on behalf of a record title owner, the Association shall, in addition to all other rights reserved herein, be subrogated to all the rights of the Lender. All amounts advanced on behalf of a record title owner pursuant to this Section shall be added to Assessments payable by such record title owner with appropriate interest.

16.17 Acceleration. In the event of a default in the payment of any Assessment, the Association may accelerate the Assessments then due for up to the next ensuing twelve (12) month period.

16.18 Non-Payment of Assessments. If any Assessment is not paid within ten (10) days (or such other period of time established by the Board) after the due date, a late fee of Twenty- Five Dollars ($25.00) per month (or such greater amount established by the Board), together with interest in an amount equal to the maximum rate allowable by law (or such lesser rate established by the Board), per annum, beginning from the due date until paid in full, may be levied. The late fee shall compensate the Association for administrative costs, loss of use of money, and accounting expenses. The Association may, at any time thereafter, bring an action at law against the record title owner personally obligated to pay the same, and/or foreclose the lien against the Lot, or both. The Association shall not be required to bring such an action if it believes that the best interests of the Association would not be served by doing so. There shall be added to the Assessment all costs expended in preserving the priority of the lien and all costs and expenses of collection, including attorneys' fees and paraprofessional fees, at all levels of proceedings,

including appeals, collection and bankruptcy. No Owner may waive or otherwise escape liability for Assessments provided for herein by non-use of, or the waiver of the right to use the Common Areas or by abandonment of a Lot or Home. All payments on accounts shall be first applied to fines levied in accordance with the terms of this Declaration, interest accrued by the Association, then to any administrative late fee, then to costs and attorneys' fees, and then to the delinquent Assessment payment first due. The allocation of payment described in the previous sentence shall apply notwithstanding any restrictive endorsement, designation, or instruction placed on or accompanying a payment.

16.19 Exemption. Notwithstanding anything to the contrary herein, the Declarant and the Association shall not be responsible for any Assessments of any nature or any portion of the Operating Expenses, except as the record title owner of a Home, if applicable. Further, and notwithstanding anything to the contrary herein, the Declarant shall not be responsible for Special Assessments or Reserves (if any). The Declarant, at the Declarant's sole option, may pay Assessments on Lots and Homes owned by it, or fund the Deficit, if any, as set forth in Section 16.8 herein. In addition, the Board shall have the right to exempt any portion of COCOA VILLAGE BAY ESTATES subject to this Declaration from the Assessments, provided that such part of COCOA VILLAGE BAY ESTATES exempted is used (and as long as it is used) for any of the following purposes:

16.19.1 Any easement or other interest therein dedicated and accepted by the local public authority and devoted to public use; and

16.19.2 Any of COCOA VILLAGE BAY ESTATES exempted from ad valorem taxation by the laws of the State of Florida or exempted from Assessments by other provisions of this Declaration.

16.20 Collection by Declarant. If for any reason the Association shall fail or be unable to levy or collect Assessments, then in that event, the Declarant shall at all times have the right, but not the obligation: (i) to advance such sums as a loan to the Association to bear interest and to be repaid as hereinafter set forth; and/or (ii) to levy and collect such Assessments by using the remedies available as set forth above, including, but not limited to, recovery of attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy. Such remedies shall be deemed assigned to the Declarant for such purposes. If the Declarant advances sums, it shall be entitled to immediate reimbursement, on demand, from the Association for such amounts so paid, plus interest thereon at the Wall Street Journal Prime Rate plus two percent (2%), plus any costs of collection including, but not limited to, reasonable attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy.

16.21 Rights to Pay Assessments and Receive Reimbursement. The Association, the Declarant, and any Lender shall have the right, but not the obligation, jointly and severally, and at their sole option, to pay any Assessments or other charges which are in default and which may or have become a lien or charge against any Lot or Home. If so paid, the party paying the same shall be subrogated to the enforcement rights of the Association with regard to the amounts due.

16.22 Mortgagee Right. Each Lender may request in writing the Association notify such Lender of any default of the Owner of the Home subject to the Lender's mortgage which default is not cured within thirty (30) days after the Association learns of such default. A failure by the Association to furnish notice to any Lender shall not result in liability of the Association because such notice is given as a courtesy to a Lender and the furnishing of such notice is not an obligation of the Association to Lender.

16.23 Collection from Lessees. If a Home is occupied by a Lessee and the Owner is delinquent in the payment of Assessments, the Association may demand from the Lessee payment to the Association of all monetary obligations, including, without limitation, Assessments due from the Owner to

the Association. So long as the Owner remains delinquent, future rent payments due to the Owner must be paid to the Association and shall be credited to the monetary obligations of the Owner to the Association; provided, however, if within fourteen (14) days from the receipt of written demand of the Association, the Lessee provides the Association with written evidence of making prepaid rent payments, the Lessee shall receive a credit for the prepaid rent for the applicable period of such prepaid rent.

17. Information to Lenders and Owners.

17.1 Availability. There shall be available for inspections upon request, during normal business hours or under other reasonable circumstances, to Owners and Lenders current copies of the Governing Documents.

17.2 Copying. Any Owner and/or Lender shall be entitled, upon written request, and at its cost, to a copy of the documents referred to above.

17.3 Notice. Upon written request by a Lender (identifying the name and address of the Lender and the name and address of the applicable Owner), the Lender will be entitled to timely written notice of:

17.3.1 Any condemnation loss or casualty loss which affects a material portion of a Home to the extent the Association is notified of the same;

17.3.2 Any delinquency in the payment of Assessments owed by an Owner of a Home subject to a first mortgage held by the Lender, which remains uncured for a period of sixty (60) days;

17.3.3 Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained hereunder; and

17.3.4 Any proposed action that specifically requires the consent of a Lender.

17.4 Failure of Lender to Respond. Any Lender who receives a written request to respond to proposed amendment(s) to the Governing Documents shall be deemed to have approved such amendment(s) if the Lender does not submit a response to any such request within sixty (60) days after it receives proper notice of the proposed amendment(s); provided such request is delivered to the Lender by certified or registered mail, return receipt requested.

18. Architectural Control.

18.1 Architectural Control Committee. The ACC shall be a permanent committee of the Association and shall administer and perform the architectural and landscape review and control functions relating to COCOA VILLAGE BAY ESTATES. The ACC shall consist of a minimum of three (3) members who shall initially be named by the Declarant and who shall hold office at the pleasure of the Declarant. Until the Community Completion Date, the Declarant shall have the right to change the number of members on the ACC, and to appoint, remove, and replace all members of the ACC. The Declarant shall determine which members of the ACC shall serve as its chairman and co-chairman. In the event of the failure, refusal, or inability to act of any of the members appointed by the Declarant, the Declarant shall have the right to replace any member within thirty (30) days of such occurrence. If the Declarant fails to replace that member, the remaining members of the ACC shall fill the vacancy by appointment. From and after the Community Completion Date, the Board shall have the same rights as the Declarant with respect to the ACC.

18.2 Membership. There is no requirement that any member of the ACC be a member of the Association.

18.3 General Plan. It is the intent of this Declaration to create a general plan and scheme of development of COCOA VILLAGE BAY ESTATES. Accordingly, the ACC shall have the right to approve or disapprove all architectural, landscaping, and improvements within COCOA VILLAGE BAY ESTATES by Owners. The ACC shall have the right to evaluate all plans and specifications as to harmony of exterior design, landscaping, location of any proposed improvements, relationship to surrounding structures, topography and conformity with such other reasonable requirements as shall be adopted by the ACC. The ACC may impose standards for design, construction, and development which may be greater or more stringent than standards prescribed in applicable building, zoning, or other local governmental codes. Prior to the Community Completion Date, any additional standards or modification of existing standards shall require the consent of the Declarant, which may be granted or denied in its sole discretion.

18.4 Master Plan. The Declarant has established an overall Master Plan. However, notwithstanding the above, or any other document, brochures or plans, the Declarant reserves the right to modify the Master Plan or any site plan at any time as it deems desirable in its sole discretion and in accordance with applicable laws and ordinances. WITHOUT LIMITING THE FOREGOING, THE DECLARANT MAY PRESENT TO THE PUBLIC OR TO OWNERS RENDERINGS, PLANS, MODELS, GRAPHICS, TOPOGRAPHICAL TABLES, SALES BROCHURES, OR OTHER PAPERS RESPECTING COCOA VILLAGE BAY ESTATES. SUCH RENDERINGS, PLANS, MODELS, GRAPHICS, TOPOGRAPHICAL TABLES, SALES BROCHURES, OR OTHER PAPERS ARE NOT A GUARANTEE OF HOW COCOA VILLAGE BAY ESTATES WILL APPEAR UPON COMPLETION AND THE DECLARANT RESERVES THE RIGHT TO CHANGE ANY AND ALL OF THE FOREGOING AT ANY TIME AS THE DECLARANT DEEMS NECESSARY IN ITS SOLE AND ABSOLUTE DISCRETION.

18.5 Community Standards. Each Owner and its contractors and employees shall observe, and comply with, the Community Standards that now or may hereafter be adopted by the Declarant or the Board. Prior to the Community Completion Date, the Declarant, and thereafter the Board, shall have the right to adopt Community Standards. The Community Standards, as amended from time to time, shall be recorded in the Public Records to the extent required by the HOA Act. The Community Standards (i) shall be effective from the date of recordation in the Public Records; shall be specifically enforceable by injunction or otherwise; and (iii) shall have the effect of covenants as if set forth herein verbatim. To the extent the Community Standards are more restrictive as to any matter set forth in this Declaration, then the provisions of the Community Standards shall control. The Community Standards shall not require any Owner to alter the improvements approved by the ACC and previously constructed. Until the Community Completion Date, the Declarant shall have the right to approve the Community Standards, which approval may be granted or denied in its sole discretion.

18.6 Quorum. A majority of the ACC shall constitute a quorum to transact business at any meeting. The action of a majority present at a meeting at which a quorum is present shall constitute the action of the ACC. In lieu of a meeting, the ACC may act in writing.

18.7 Power and Duties of the ACC. No improvements shall be constructed on a Lot, no exterior of a Home shall be repainted, no landscaping, sign, or improvements erected, removed, planted, or installed upon a Lot, nor shall any material addition to or any change, replacement, or alteration of the improvements as originally constructed by the Declarant (visible from the exterior of the Home) be made until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, color scheme, and the location of same shall have been submitted to and approved in writing by the ACC.

18.8 Procedure. In order to obtain the approval of the ACC, each Owner shall observe the following:

18.8.1 Each applicant shall submit an application to the ACC with respect to any proposed improvement or material change in an improvement, together with the required application(s) and other fee(s) as established by the ACC. The applications shall include such information as may be required by the application form adopted by the ACC. The ACC may also require submission of samples of building materials and colors proposed to be used. At the time of such submissions, the applicant shall, if requested, submit to the ACC, such site plans, plans and specifications for the proposed improvement, prepared and stamped by a registered Florida architect or residential designer, and landscaping and irrigation plans, prepared by a registered landscape architect or designer showing all existing trees and major vegetation stands and surface water drainage plan showing existing and proposed design grades, contours relating to the predetermined ground floor finish elevation, pool plans and specifications and the times scheduled for completion, all as reasonably specified by the ACC.

18.8.2 In the event the information submitted to the ACC is, in the ACC's opinion, incomplete or insufficient in any manner, the ACC may request and require the submission of additional or supplemental information. The applicant shall, within fifteen (15) days thereafter, comply with the request.

18.8.3 No later than forty-five (45) days after receipt of all information required by the ACC for final review, the ACC shall approve or deny the application in writing. The ACC shall have the right to refuse to approve any plans and specifications, which are not suitable or desirable, in the ACC's sole discretion, for aesthetic or any other reasons, or to impose qualifications and conditions thereon. In approving or disapproving such plans and specifications, the ACC shall consider the suitability of the proposed improvements, the materials of which the improvements are to be built, the site upon which the improvements are proposed to be erected, the harmony thereof with the surrounding area and the effect thereof on adjacent or neighboring property. In the event the ACC fails to respond within said forty-five (45) day period, the plans and specifications shall be deemed disapproved by the ACC.

18.8.4 Construction of all improvements shall be completed within the time period set forth in the application and approved by the ACC.

18.8.5 If the ACC disapproves of any plans and specifications, the applicant may request a rehearing by the ACC for additional review of the disapproved plans and specifications. The meeting shall take place no later than forty-five (45) days after a written request for such a meeting is received by the ACC, unless the applicant waives this time requirement in writing. The ACC shall make a final written decision no later than forty-five (45) days after such a meeting. In the event the ACC fails to provide the applicant with such a written decision within said forty-five (45) days, the plans and specifications shall be deemed disapproved.

18.8.6 Upon final disapproval (even if the members of the Board and the ACC are the same), the applicant may appeal the decision of the ACC to the Board within forty-five (45) days of the applicant's receipt of the ACC's written review and disapproval. Review by the Board shall take place no later than forty-five (45) days after the receipt by the Board of the applicant's request, therefore. If the Board fails to hold such a meeting within forty-five (45) days after receipt of request for such a meeting, then the plans and specifications shall be deemed disapproved. The Board shall make a final decision no later than sixty (60) days after such a meeting. In the event the Board fails to provide such written decision within said sixty (60) days after such a meeting, such plans and specifications shall be deemed disapproved. The decision of the ACC, or, if appealed, the Board, shall be final and binding upon the applicant, its heirs, legal representatives, successors and assigns.

18.9 Alterations. All alterations, deletions, additions and changes of any type or nature whatsoever to then existing improvements or the plans or specifications previously approved by the ACC shall be subject to the approval of the ACC in the same manner as required for approval of original plans and specifications.

18.10 Variances. The Association or the ACC shall have the power to grant variances from any requirements set forth in this Declaration or from the Community Standards, on a case-by-case basis, provided that the variance sought is reasonable and results from a hardship upon the applicant. The granting of a variance shall not nullify or otherwise affect the right to require strict compliance with the requirements set forth herein or in the Community Standards on any other occasion.

18.11 Permits. Each Owner is solely responsible to obtain all required building and other permits from all governmental authorities having jurisdiction.

18.12 Construction Activities. The following provisions govern construction activities by Owners after consent of the ACC has been obtained:

18.12.1 Each Owner shall deliver to the ACC, if requested, copies of all construction and building permits as and when received by the Owner. Each construction site in COCOA VILLAGE BAY ESTATES shall be maintained in a neat and orderly condition throughout construction. Construction activities shall be performed on a diligent, workmanlike and continuous basis. Roadways, easements, swales, Common Areas and other such areas in COCOA VILLAGE BAY ESTATES shall be kept clear of construction vehicles, construction materials and debris at all times. All refuse and debris shall be removed or deposited in a dumpster on a daily basis. No materials shall be deposited or permitted to be deposited in any Common Areas or other Lots or be placed anywhere outside of the Lot upon which the construction is taking place. No hazardous waste or toxic materials shall be stored, handled and used, including, without limitation, gasoline and petroleum products, except in compliance with all applicable federal, state and local statutes, regulations and ordinances, and shall not be deposited in any manner on, in or within the construction or adjacent property. All construction activities shall comply with the Community Standards. If an Owner (or any of its respective contractors and employees) fails to comply in any regard with the requirements of this Section, the ACC may require that such Owner post security with the Association in such form and such amount deemed appropriate by the ACC in its sole discretion. The security shall not be comingled with other Association funds and shall in all events be held, maintained and returned in accordance with the HOA Act.

18.12.2 There shall be provided to the ACC, if requested, a list (name, address, telephone number and identity of contact person), of all contractors, subcontractors, materialmen and suppliers (collectively, **"Contractors")** and changes to the list as they occur relating to construction. Contractors and their employees shall utilize those roadways and entrances into COCOA VILLAGE BAY ESTATES as are designated by the ACC for construction activities. The ACC shall have the right, but not the obligation, to require that each Contractor's employees check in at the designated construction entrances and to refuse entrance to people and parties whose names are not registered with the ACC.

18.12.3 Each Owner is responsible for ensuring compliance with all terms and conditions of these provisions and of the Community Standards by all of its employees and Contractors. In the event of any violation of any such terms or conditions by any employee or Contractor, or, in the opinion of the ACC, the continued refusal of any employee or Contractor to comply with such terms and conditions, after five (5) days' notice and right to cure, the ACC shall have, in addition to the other rights hereunder, the right to prohibit the violating employee or Contractor from performing any further services in COCOA VILLAGE BAY ESTATES.

18.12.4 The ACC may, from time to time, adopt standards governing the performance or conduct of Owners, Contractors and their respective employees within COCOA VILLAGE BAY ESTATES. Each Owner shall comply with such standards and cause its respective employees to also comply with same. The ACC may also promulgate requirements to be inserted in all contracts relating to construction within COCOA VILLAGE BAY ESTATES and each Owner shall include the same therein.

18.13 Inspection. There is specifically reserved to the Association and ACC and to any agent or member of either of them, the right of entry and inspection upon any portion of COCOA VILLAGE BAY ESTATES at any time within reasonable daytime hours, for the purpose of determining whether there exists any violation of the terms of any approval or the terms of this Declaration or the Community Standards.

18.14 Violation. Without limiting any other provision herein, if any improvement shall be constructed or altered without prior written approval, or in a manner which fails to conform with the approval granted, the Owner, shall, upon demand of the Association or the ACC, cause such improvement to be removed, or restored until approval is obtained or in order to comply with the plans and specifications originally approved. The applicable Owner shall be liable for the payment of all costs of removal or restoration, including all costs and attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy, incurred by the Association or ACC. The costs shall be deemed an Individual Assessment and enforceable pursuant to the provisions of this Declaration. The ACC and/or the Association are specifically empowered to enforce the architectural and landscaping provisions of this Declaration and the Community Standards, by any legal or equitable remedy.

18.15 Court Costs. If it becomes necessary to resort to litigation to determine the propriety of any constructed improvement or to cause the removal of any unapproved improvement, the prevailing party shall be entitled to recover court costs, expenses and attorneys' fees and paraprofessional fees at all levels, including appeals, collections and bankruptcy, in connection therewith.

18.16 Certificate. In the event that any Owner fails to comply with the provisions contained herein the Community Standards, or other guidelines or standards promulgated by the ACC, the Association and/or ACC may, in addition to all other remedies contained herein, record a Certificate of Non-Compliance against the Lot stating that the improvements on the Lot fail to meet the requirements of this Declaration and that the Lot is subject to further enforcement remedies.

18.17 Certificate of Compliance. If requested by an Owner, prior to the occupancy of any improvement constructed or erected on any Lot by other than the Declarant, or its designees, the Owner shall obtain a Certificate of Compliance from the ACC, certifying that the Owner has complied with the requirements set forth herein. The ACC may, from time to time, delegate to a member or members of the ACC the responsibility for issuing the Certificate of Compliance. The issuance of a Certificate of Compliance does not abrogate the ACC's rights set forth in this Section.

18.18 Exemption. Notwithstanding anything to the contrary contained in the Governing Documents, including, without limitation, the Community Standards, any improvements of any nature made or to be made by the Declarant, its Contractors, agents, and assigns, including, without limitation, improvements made or to be made to the Common Areas, or any Lot or Home, shall not be subject to the Community Standards and/or review and approval by the ACC or the Association.

18.19 Exculpation. The Declarant, the Association, the directors or officers of the Association, the ACC, the members of the ACC, or any person acting on behalf of any of them, shall not be liable for any cost or damages incurred by any Owner or any other party whatsoever, due to any mistakes in judgment, negligence, or any action of the Declarant, the Association, ACC or their members, officers,

or directors, in connection with the approval or disapproval of plans and specifications. Each Owner agrees, individually and on behalf of its heirs, successors and assigns by acquiring title to a Lot, that it shall not bring any action or suit against the Declarant, the Association, or their respective directors or officers, the ACC or the members of the ACC, or their respective agents, in order to recover any damages caused by the actions of the Declarant, the Association, or ACC or their respective members, officers, or directors in connection with the provisions of this Section. The Association does hereby indemnify, defend and hold the Declarant and the ACC, and each of their members, officers, directors, shareholders and any related persons or corporations and their employees, harmless from all costs, expenses, and liabilities, including attorneys' fees and paraprofessional fees at all levels, including appeals, of all nature resulting by virtue of the acts of the Owners, the Association, ACC or their members, officers and directors. The Declarant, the Association, its directors or officers, the ACC or its members, or any person acting on behalf of any of them, shall not be responsible for any defects in any plans or specifications or the failure of same to comply with applicable laws or code nor for any defects in any improvements constructed pursuant thereto. Each party submitting plans and specifications for approval shall be solely responsible for the sufficiency thereof and for the quality of construction performed pursuant thereto.

19. Enforcement.

19.1 Right to Cure. Should any Owner do any of the following:

19.1.1 Fail to perform its responsibilities as set forth herein or otherwise breach the provisions of the Declaration including, without limitation, any provision herein benefiting SJRWMD;

19.1.2 Cause any damage to any improvement or Common Areas;

19.1.3 Impede the Declarant or the Association from exercising its rights or performing its responsibilities hereunder;

19.1.4 Undertake unauthorized improvements or modifications to any Lot or the Common Areas; or

19.1.5 Impede the Declarant from proceeding with or completing the development of COCOA VILLAGE BAY ESTATES; then the Declarant and/or the Association, where applicable, after reasonable prior written notice, shall have the right, through its agents and employees, to cure the breach, including, but not limited to, entering upon the Lot and causing the default to be remedied and/or the required repairs or maintenance to be performed, or as the case may be, remove unauthorized improvements or modifications. The cost thereof, plus reasonable overhead costs and attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy, incurred shall be assessed against the Owner as an Individual Assessment.

19.2 Non-Monetary Defaults In the event of a violation by any Owner, other than the nonpayment of any Assessment or other monies, of any of the provisions of this Declaration, the Declarant or the Association shall notify the Owner of the violation, by delivering written notice. If such violation is not cured as soon as practicable and in any event within seven (7) days after receipt of such written notice, the party entitled to enforce same may, at its option:

19.2.1 Commence an action to enforce the performance on the part of the Owner, or to enjoin the violation or breach or for equitable relief as may be necessary under the circumstances, including injunctive relief; and/or

19.2.2 Commence an action to recover damages; and/or

19.2.3 Take any and all action reasonably necessary to correct the violation or breach. All expenses incurred in connection with the violation or breach, or the commencement of any action against any Owner, including reasonable attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy shall be assessed against the Owner as an Individual Assessment, and shall be immediately due and payable without further notice.

19.3 No Waiver. The election not to enforce any right, provision, covenant or condition in this Declaration, shall not constitute a waiver of the right to enforce such right, provision, covenant or condition in the future.

19.4 Rights Cumulative. All rights, remedies, and privileges granted to the Declarant, the Association and/or the ACC pursuant to any terms, provisions, covenants or conditions of this Declaration, or Community Standards, shall be deemed to be cumulative, and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude any of them from pursuing such additional remedies, rights or privileges as may be granted or as it might have by law.

19.5 Enforcement By or Against Other Persons. In addition to the foregoing, this Declaration and the Community Standards may be enforced by the Declarant and/or, where applicable, Owners and/or the Association by any procedure at law or in equity against any person violating or attempting to violate any provision herein, to restrain such violation, to require compliance with the provisions contained herein, to recover damages, or to enforce any lien created herein. The Association has the right, but not the obligation, to enforce the provisions of this Declaration and the Community Standards. Further, neither the Association nor the Declarant has any obligation whatsoever to become involved in any dispute between Owners in connection with this Declaration. The expense of any litigation to enforce this Declaration or Community Standards shall be borne by the person against whom enforcement is sought, provided such proceeding results in a finding that such person was in violation of this Declaration or the Community Standards. SJRWMD shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in the Declaration which relate to the maintenance, operation and repair of SWMS.

19.6 Fines and Suspensions. The Board may suspend, for reasonable periods of time, the rights of an Owner or an Owner's Lessees, guests and invitees, or both, to use the Common Areas and may levy reasonable fines, not to exceed the maximum amounts permitted by the HOA Act, against an Owner, Lessee, guest or invitee, for failure to comply with any provision of this Declaration, including, without limitation, those provisions benefiting SJRWMD.

19.6.1 A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing. Fines in the aggregate are not capped to any amount.

19.6.2 The Association shall notify the Owner in writing of the noncompliance and set forth the corrective action to be taken. A fine or suspension of use rights may not be imposed without providing notice of at least fourteen (14) days to the Owner at his or her designated mailing or e-mail address in the Association's official records, and if applicable, any occupant, licensee or invitee of the Owner, sought to be fined or suspended and a hearing before a committee of at least three (3) members appointed by the Board who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother or sister of an officer, director, or employee of the Association **("Violations Committee").** The notice must include a description of the alleged violation, the specific action required to cure such violation, if applicable, and the date and location of the hearing. An Owner has the right to attend a hearing by telephone or other electric means. If the Violations Committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. After the hearing, the Violations Committee shall provide written notice to the Owner at his or her designated mailing or e-mail address in the Association's official records and, if applicable, any occupant, licensee, or invitee of the Owner, of the

Violations Committee's findings related to the violation, including any applicable fines or suspensions that the Violations Committee approved or rejected, and how the Owner or any occupant, licensee, or invitee of the Owner may cure the violation, if applicable. At the Association's option, any fine may be levied on a daily basis in the event of a continuing violation without the necessity of a new hearing and without any limitation on the amount of such fine. The non-compliance shall be presented to the Violations Committee acting as a tribunal, after which the Violations Committee shall hear reasons why a fine should not be imposed. The hearing shall be conducted in accordance with the procedures adopted by the Violations Committee from time to time. A written decision of the Violations Committee shall be submitted to the Owner, Lessee, guest or invitee, as applicable, by not later than twenty-one (21) days after the meeting of the Violations Committee. The Owner, Lessee, guest or invitee shall have a right to be represented by counsel and to cross-examine witnesses.

19.6.3 The Violations Committee may approve a fine imposed by the Board against the Owner in the amount of One Hundred Dollars ($100.00) (or any greater amount permitted by law from time to time) for each violation. Each day of non-compliance shall be treated as a separate violation and there is no cap on the aggregate amount the Violations Committee may fine an Owner, Lessee, guest or invitee. Fines shall be paid not later than five (5) days after receipt of notice of the imposition of the fine. All monies received from fines shall be allocated as directed by the Board. Any fine more than One Thousand Dollars ($1,000.00) shall constitute a lien against the applicable Lot, and a fine shall further be lienable to the extent otherwise permitted under Florida law.

20. Additional Rights of Declarant.

20.1 Sales and Administrative Offices. The Declarant shall have the perpetual right to take such action reasonably necessary to transact any business necessary to consummate the development of COCOA VILLAGE BAY ESTATES and sales and re-sales of Lots, Homes and/or other properties owned by the Declarant or others outside of COCOA VILLAGE BAY ESTATES. This right shall include, but not be limited to, the right to maintain models, sales offices and parking associated therewith, have signs on any portion of COCOA VILLAGE BAY ESTATES, including Common Areas, employees in the models and offices without the payment of rent or any other fee, maintain offices in models and use of the Common Areas, to show Lots or Homes. The sales office and signs and all items pertaining to development and sales remain the property of the Declarant. The Declarant shall have all of the foregoing rights without charge or expense. The rights reserved hereunder shall extend beyond the Turnover Date.

20.2 Modification. The development and marketing of COCOA VILLAGE BAY ESTATES will continue as deemed appropriate in the Declarant's sole discretion, and nothing in this Declaration or Community Standards, or otherwise, shall be construed to limit or restrict such development and marketing. It may be necessary or convenient for the development of COCOA VILLAGE BAY ESTATES to, as an example and not a limitation, amend the Master Plan, modify the boundary lines of the Common Areas, grant easements, dedications, agreements, licenses, restrictions, reservations, covenants, rights-of-way, and to take such other actions which the Declarant, or its agents, affiliates, or assignees may deem necessary or appropriate. The Declarant shall have the unrestricted right, without approval or joinder of any other person or entity: (i) to designate the use of, alienate, release, or otherwise assign the easements shown on the Plat or described herein, (ii) to plat or replat all or any part of COCOA VILLAGE BAY ESTATES owned by the Declarant or reconfigure any Lot owned by the Declarant, and (iii) to widen, extend or relocate any right of way shown on any Plat or convert a Lot to use as a right of way, provided that the Declarant owns the lands affected by or subject to such change. The Association and Owners shall, at the request of the Declarant, execute and deliver any and all documents and instruments which the Declarant deems necessary or convenient, in its sole and absolute discretion, to accomplish the same.

20.3 Promotional Events. Prior to the Community Completion Date, the Declarant shall have the right, at any time, to hold marketing, special and/or promotional events within COCOA VILLAGE BAY ESTATES and/or on the Common Areas without any charge for use. The Declarant, its agents, affiliates, or assignees shall have the right to market COCOA VILLAGE BAY ESTATES in advertisements and other media by making reference to COCOA VILLAGE BAY ESTATES, including, but not limited to, pictures or drawings of COCOA VILLAGE BAY ESTATES, Common Areas, Lots, Parcels and Homes constructed in COCOA VILLAGE BAY ESTATES. All logos, trademarks, and designs used in connection with COCOA VILLAGE BAY ESTATES are the property of the Declarant, and the Association shall have no right to use the same after the Community Completion Date except with the express written permission of the Declarant.

20.4 Use by Prospective Purchasers. Prior to the Community Completion Date, the Declarant shall have the right, without charge, to use the Common Areas for the purpose of entertaining prospective purchasers of Lots, Homes, or other properties owned by the Declarant outside of COCOA VILLAGE BAY ESTATES.

20.5 Franchises. The Declarant may grant franchises or concessions to commercial concerns on all or part of the Common Areas and shall be entitled to all income derived therefrom.

20.6 Management. The Declarant may manage the Association and Common Areas. The Association may also contract with a third party **("Manager")** for management of the Association and the Common Areas.

20.7 Easements. Until the Community Completion Date, the Declarant reserves the exclusive right to grant, in its sole discretion, easements, permits and/or licenses for ingress and egress, drainage, utilities, maintenance, Telecommunications Services, and other purposes over, under, upon and across COCOA VILLAGE BAY ESTATES so long as any said easements do not materially and adversely interfere with the intended use of Homes previously conveyed to Owners. By way of example, and not of limitation, the Declarant may be required to take certain action, or make additions or modifications to the Common Areas in connection with an environmental program. All easements necessary for such purposes are reserved in favor of the Declarant, in perpetuity, for such purposes. Without limiting the foregoing, the Declarant may relocate any easement affecting a Lot, or grant new easements over a Lot, after conveyance to an Owner, without the joinder or consent of such Owner, so long as the grant of easement or relocation of easement does not materially and adversely affect the Owner's use of the Lot. As an illustration, the Declarant may grant an easement for telecommunications systems, irrigation facilities, drainage lines or electrical lines over any portion of a Lot so long as such easement is outside the footprint of the foundation of any residential improvement constructed on such Lot. The Declarant shall have the sole right to any fees of any nature associated therewith, including, but not limited to, license or similar fees on account thereof. The Association and Owners will, without charge, if requested by the Declarant: (i) join in the creation of such easements, etc. and cooperate m the operation thereof; and (ii) collect and remit fees associated therewith, if any, to the appropriate party. The Association will not grant any easements, permits or licenses to any other entity providing the same services as those granted by the Declarant, nor will it grant any such easement, permit or license prior to the Community Completion Date without the prior written consent of the Declarant which may be granted or denied in its sole discretion.

20.8 No Failure of Easements. Notwithstanding anything contained in the Governing Documents to the contrary, should the intended creation of any easement provided for in the Governing Documents fail by reason of the fact that at the time of creation there may be no grantee in being having the capacity to take and hold such easement or no separate ownership of the dominant and servient estates, then any such grant of easement deemed not to have been so created shall nevertheless be considered as having been granted directly to the Declarant and/or the Association, as applicable, as agent for such intended

grantees, or to be a "springing easement" for the purpose of allowing the original party to whom, or the original party to which, the easements were originally intended to have been granted the benefit of such easement, and the Owners hereby designate the Declarant and the Association (or either of them) as their lawful attorney-in-fact to execute any instrument on such Owners' behalf as may hereafter be required or deemed necessary for the purpose of later creating such easement as jt was intended to have been created herein. Formal language of grant or reservation with respect to such easements, as appropriate, is hereby incorporated in the easement provisions hereof to the extent not so recited in some or all of such provisions.

20.9 Right to Enforce. The Declarant has the right, but not the obligation, to enforce the provisions of this Declaration and the Community Standards and to recover all costs relating thereto, including attorneys' fees and paraprofessional fees at all levels of proceeding, including appeals, collections and bankruptcy. Such right shall include the right to perform the obligations of the Association and to recover all costs incurred in doing so.

20.10 Additional Development. If the Declarant withdraws portions of COCOA VILLAGE BAY ESTATES from the operation of this Declaration, the Declarant may, but is not required to, subject to governmental approvals, create other forms of residential property ownership or other improvements of any nature on the property not subjected to or withdrawn from the operation of this Declaration. The Declarant shall not be liable or responsible to any person or entity on account of its decision to do so or to provide, or fail to provide, the amenities and/or facilities which were originally planned to be included in such areas. If so designated by the Declarant, owners or tenants of such other forms of housing or improvements upon their creation may share in the use of all or some of the Common Areas and other facilities and/or roadways that remain subject to this Declaration. The expense of the operation of such facilities shall be allocated to the various users thereof, if at all, as determined by the Declarant.

20.11 Representations. The Declarant makes no representations concerning development both within and outside the boundaries of COCOA VILLAGE BAY ESTATES including, but not limited to, the number, design, boundaries, configuration and arrangements, prices of all Parcels or Homes and buildings in all other proposed forms of ownership and/or other improvements on COCOA VILLAGE BAY ESTATES or adjacent to or near COCOA VILLAGE BAY ESTATES, including, but not limited to, the size, location, configuration, elevations, design, building materials, height, view, airspace, number of Homes, number of buildings, location of easements, parking and landscaped areas, services and amenities offered.

20.12 Non-Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THE GOVERNING DOCUMENTS, NEITHER THE DECLARANT NOR THE ASSOCIATION SHALL BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OCCUPANT OR USER OF ANY PORTION OF COCOA VILLAGE BAY ESTATES INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, GUESTS, LESSEES, LICENSEES, INVITEES, AGENTS, SERVANTS, CONTRACTORS, AND/OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

20.12.1 IT IS THE EXPRESS INTENT OF GOVERNING DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE THE USES OF COCOA VILLAGE BAY ESTATES HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF COCOA VILLAGE BAY ESTATES AND THE VALUE THEREOF;

20.12.2 THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN AGENCY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE STATE OF FLORIDA AND/OR BREVARD COUNTY OR PREVENTS TORTIOUS ACTIVITIES;

20.12.3 THE PROVISIONS OF GOVERNING DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS SHALL BE APPLIED ONLY AS LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY, OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON; AND

20.12.4 EACH OWNER (BY VIRTUE OF ITS ACCEPTANCE OF TITLE TO A HOME) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING A USE OF, ANY PORTION OF COCOA VILLAGE BAY ESTATES (BY VIRTUE OF ACCEPTING SUCH INTEREST OR LIEN OR MAKING SUCH USE) SHALL BE BOUND BY THIS SECTION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS SECTION OR OTHERWISE. AS USED IN THIS SECTION, THE "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, AND CONTRACTORS (INCLUDING MANAGEMENT COMPANIES, MANAGERS, SUBCONTRACTORS, SUCCESSORS AND ASSIGNS).

20.13 Resolution of Disputes. BY ACCEPTANCE OF A DEED, EACH OWNER AGREES THAT THE GOVERNING DOCUMENTS ARE VERY COMPLEX; THEREFORE, ANY CLAIM, DEMAND ACTION, OR CAUSE OF ACTION, WITH RESPECT TO ANY ACTION, PROCEEDING, CLAIM COUNTERCLAIM, OR CROSS CLAIM, WHETHER IN CONTRACT AND/OR IN TORT (REGARDLESS IF THE TORT ACTION IS PRESENTLY RECOGNIZED OR NOT), BASED ON, ARISING OUT OF, IN CONNECTION WITH, OR IN ANY WAY RELATED TO, THE GOVERNING DOCUMENTS, INCLUDING ANY COURSE OF CONDUCT, COURSE OF DEALING, VERBAL OR WRITTEN STATEMENT, VALIDATION, PROTECTION, ENFORCEMENT ACTION OR OMISSION OF ANY PARTY, SHOULD BE HEARD IN A COURT PROCEEDING BY A JUDGE AND NOT A JURY IN ORDER TO BEST SERVE JUSTICE. THE DECLARANT HEREBY SUGGESTS THAT EACH OWNER UNDERSTAND THE LEGAL CONSEQUENCES OF ACCEPTING A DEED TO A HOME.

20.14 Venue. EACH OWNER ACKNOWLEDGES REGARDLESS OF WHERE SUCH OWNER (i) EXECUTED A HOME PURCHASE AND SALE AGREEMENT, (ii) RESIDES, (iii) OBTAINS FINANCING OR (iv) CLOSED ON A HOME, EACH HOME IS LOCATED IN BREVARD COUNTY, FLORIDA. ACCORDINGLY, AN IRREBUTTABLE PRESUMPTION EXISTS THAT THE APPROPRIATE VENUE FOR THE RESOLUTION OF ANY DISPUTE LIES IN BREVARD COUNTY, FLORIDA. IN ADDITION TO THE FOREGOING, EACH OWNER AND THE DECLARANT AGREES THAT THE VENUE FOR RESOLUTION OF ANY DISPUTE LIES IN BREVARD COUNTY, FLORIDA.

20.15 Reliance. BEFORE ACCEPTING A DEED TO A HOME, EACH OWNER HAS AN OBLIGATION TO RETAIN AN ATTORNEY IN ORDER TO CONFIRM THE VALIDITY OF THIS DECLARATION. BY ACCEPTANCE OF A DEED TO A HOME, EACH OWNER ACKNOWLEDGES THAT HE OR SHE HAS SOUGHT AND RECEIVED SUCH AN OPINION OR HAS MADE AN AFFIRMATIVE DECISION NOT TO SEEK SUCH AN OPINION. THE DECLARANT IS RELYING

ON EACH OWNER CONFIRMING IN ADVANCE OF ACQUIRING A HOME THAT THIS DECLARATION IS VALID, FAIR AND ENFORCEABLE. SUCH RELIANCE IS DETRIMENTAL TO THE DECLARANT; ACCORDINGLY, AN ESTOPPEL AND WAIVER EXISTS PROHIBITING EACH OWNER FROM TAKING THE POSITION THAT ANY PROVISION OF THIS DECLARATION IS INVALID IN ANY RESPECT. AS A FURTHER MATERIAL INDUCEMENT FOR THE DECLARANT TO SUBJECT COCOA VILLAGE BAY ESTATES TO THIS DECLARATION, EACH OWNER DOES HEREBY RELEASE, WAIVE, DISCHARGE, COVENANT NOT TO SUE, ACQUIT, SATISFY AND FOREVER DISCHARGE THE DECLARANT, ITS OFFICERS, DIRECTORS, EMPLOYEES, AND AGENTS, AFFILIATES AND ASSIGNS FROM ANY AND ALL LIABILITY, CLAIMS, COUNTERCLAIMS, DEFENSES, ACTIONS, CAUSES OF ACTION, SUITS, CONTROVERSIES, AGREEMENTS, PROMISES AND DEMANDS WHATSOEVER, IN LAW OR IN EQUITY, WHICH AN OWNER MAY HAVE IN THE FUTURE, OR WHICH ANY PERSONAL REPRESENTATIVE, SUCCESSOR, HEIR OR ASSIGN OF OWNER HEREAFTER CAN, SHALL OR MAY HAVE AGAINST THE DECLARANT, ITS OFFICERS, DIRECTORS, EMPLOYEES, AND AGENTS, AFFILIATES AND ASSIGNS, FOR, UPON OR BY REASON OF ANY MATTER, CAUSE OR THING WHATSOEVER RESPECTING THIS DECLARATION, OR THE EXHIBITS HERETO. THIS RELEASE AND WAIVER IS INTENDED TO BE AS BROAD AND INCLUSIVE AS PERMITTED BY THE LAWS OF THE STATE OF FLORIDA.

20.16 Duration of Rights. The rights of the Declarant set forth in this Declaration shall, unless specifically provided to the contrary herein, extend for a period of time ending upon the earlier of: (i) the Community Completion Date; or (ii) a relinquishment of such rights by the Declarant in an amendment to the Declaration recorded in the Public Records.

20.17 Additional Covenants. The Declarant may record additional covenants, conditions, restrictions, and easements applicable to portions of COCOA VILLAGE BAY ESTATES, and may form condominium associations, sub-associations, or cooperatives governing such property. Any such instrument shall be consistent with the provisions of Section 5, and no person or entity shall record any declaration of covenants, conditions and restrictions, or declaration of condominium or similar instrument affecting any portion of COCOA VILLAGE BAY ESTATES without the Declarant's prior review and prior written consent. Evidence of the Declarant's prior written consent shall be obtained in the form of a joinder executed by the Declarant. Any attempted recordation without such consent shall result in such instrument being void and of no force and effect unless subsequently approved by written consent signed by the Declarant and recorded in the Public Records.

20.18 Right to Approve Sales Materials. All sales, promotional, and advertising materials for any sale of property in COCOA VILLAGE BAY ESTATES by any party may be subject to the prior written approval of the Declarant. The Declarant shall deliver notice of the Declarant's approval or disapproval of all such materials and documents within thirty (30) days of receipt of such materials and documents, and, if disapproved, set forth the specific changes requested. If the Declarant fails to deliver notice of Declarant's approval or disapproval within such thirty (30) day period, the Declarant shall be deemed to have waived any objections to such materials and documents and to have approved the foregoing. Upon disapproval, the foregoing procedure shall be repeated until approval is obtained or deemed to be obtained.

20.19 Use Name of "COCOA VILLAGE BAY ESTATES". No person or entity shall use the name "COCOA VILLAGE BAY ESTATES," its logo, or any derivative of such name or logo in any printed or promotional material without the Declarant's prior written approval. Until the Turnover Date, the Declarant shall have the sole right to approve the use of COCOA VILLAGE BAY ESTATES name and logo, and such right shall automatically pass to the Association after the Turnover Date. However, Owners

may use the name "COCOA VILLAGE BAY ESTATES" in printed or promotional matter where such term is used solely to specify that particular property is located within COCOA VILLAGE BAY ESTATES.

20.20 Density Transfers. If the record title owner of a Parcel develops the Parcel so that the number of Lots contained in such Parcel is less than the allowable number of Lots allocated by governmental authorities to that particular Parcel, the excess allowable Lots not used by such party (with respect to that Parcel) shall inure to the benefit of the Declarant.

21. Refund of Taxes and Other Charges. Unless otherwise provided herein, the Association agrees that any taxes, fees or other charges paid by the Declarant to any governmental authority, utility company or any other entity which at a later date are refunded in whole or in part, shall be returned to the Declarant in the event such refund is received by the Association.

22. Assignment of Powers. All or any part of the rights, exemptions, powers and reservations of the Declarant herein contained may be conveyed or assigned, in whole or in part, to other persons or entities by an instrument in writing duly executed, acknowledged and, at the Declarant's option, recorded in the Public Records.

23. General Provisions.

23.1 Authority of Board. Except when a vote of the membership of the Association is specifically required, all decisions, duties, and obligations of the Association hereunder may be made by a majority of the Board. The Association and Owners shall be bound thereby.

23 2 Severability. Invalidation of any of the provisions of this Declaration by judgment or court order shall in no way affect any other provision, and the remainder of this Declaration shall remain in full force and effect.

23.3 Execution of Documents. The Declarant's plan of development for COCOA VILLAGE BAY ESTATES, including, without limitation, the creation of one (1) or more special taxing districts, may necessitate from time to time the execution of certain documents as required by governmental agencies. To the extent that said documents require the joinder of Owners, the Declarant, by its duly authorized officers, may, as the agent or the attorney-in-fact for the Owners, execute, acknowledge and deliver such documents (including, without limitation, any consents or other documents required by any governmental agencies in connection with the creation of any special taxing district); and the Owners, by virtue of their acceptance of deeds, irrevocably nominate, constitute and appoint the Declarant, through its duly authorized officers, as their proper and legal attorneys-in-fact, for such purpose. Said appointment is coupled with an interest and is therefore irrevocable. Any such documents executed pursuant to this Section may recite that it is made pursuant to this Section. Notwithstanding the foregoing, each Owner agrees, by its acceptance of a deed to a Lot or any other portion of COCOA VILLAGE BAY ESTATES, to execute or otherwise join in any petition and/or other documents required in connection with the creation of any special taxing district relating to COCOA VILLAGE BAY ESTATES or any portion(s) thereof.

23.4 Affirmative Obligation of the Association. In the event the Association believes that the Declarant has failed in any respect to meet the Declarant's obligations under this Declaration or has failed to comply with any of the Declarant's obligations under law or the Common Areas are defective in any respect, the Association shall give written notice to the Declarant detailing the alleged failure or defect. The Association agrees that once the Association has given written notice to the Declarant pursuant to this Section, the Association shall be obligated to permit the Declarant and its agents to perform inspections of the Common Areas and to perform all tests and make all repairs/replacements deemed necessary by the Declarant to respond to such notice at all reasonable times. The Association agrees that any inspection, test

and/or repair/replacement scheduled on a business day between 9 a.m. and 5 p.m. shall be deemed scheduled at a reasonable time. The rights reserved in this Section include the right of the Declarant to repair or address, in the Declarant's sole option and expense, any aspect of the Common Areas deemed defective by the Declarant during its inspections of the Common Areas. The Association's failure to give the notice and/or otherwise comply with the provisions of this Section will damage the Declarant.

23.5 Notices. Any notice required to be sent to any person, firm, or entity under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address at the time of such mailing, or when transmitted by any form of Electronic Transmission in accordance with Section 23.11 below.

23.6 Florida Statutes. Whenever this Declaration refers to the Florida Statutes, it shall be deemed to refer to the Florida Statutes as they exist and are effective on the date this Declaration is recorded in the Public Records, except to the extent provided otherwise in the Governing Documents as to any particular provision of the Florida Statutes.

23.7 Construction Activities. ALL OWNERS, LESSEES, OCCUPANTS AND USERS OF COCOA VILLAGE BAY ESTATES ARE HEREBY PLACED ON NOTICE THAT (1) THE DECLARANT AND/OR ITS AGENTS, CONTRACTORS, SUBCONTRACTORS, LICENSEES AND OTHER DESIGNEES AND/OR (2) ANY OTHER PARTIES WILL BE, FROM TIME TO TIME, CONDUCTING CONSTRUCTION ACTIVITIES, BLASTING, EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO COCOA VILLAGE BAY ESTATES WHICH MAY CAUSE NOISE, DUST OR OTHER TEMPORARY DISTURBANCE. BY THE ACCEPTANCE OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, AND BY USING ANY PORTION OF COCOA VILLAGE BAY ESTATES, EACH SUCH OWNER, OCCUPANT AND USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES (i) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES, HEREUNDER OR AT LAW GENERALLY, (ii) NOT TO ENTER UPON, OR ALLOW THEIR CHILDREN OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY PROPERTY WITHIN OR IN PROXIMITY TO COCOA VILLAGE BAY ESTATES WHERE SUCH ACTIVITY IS BEING CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON-WORKING HOURS), (iii) THE DECLARANT AND THE OTHER AFORESAID RELATED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, EXCEPT RESULTING DIRECTLY FROM DECLARANT'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, AND (iv) ANY PURCHASE OR USE OF ANY PORTION OF COCOA VILLAGE BAY ESTATES HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING.

23.8 Title Documents. Each Owner by acceptance of a deed to a Lot acknowledges that such Lot is subject to certain land use and title documents recorded in the Public Records (collectively, the **"Title Documents").** The Declarant's plan of development for COCOA VILLAGE BAY ESTATES may necessitate from time to time the further amendment, modification and/or termination of the Title Documents. THE DECLARANT RESERVES THE UNCONDITIONAL RIGHT TO SEEK AMENDMENTS AND MODIFICATIONS OF THE TITLE DOCUMENTS. It is possible that a governmental subdivision or agency may require the execution of one or more documents in connection with an amendment, modification, and/or termination of the Title Documents. To the extent that such documents require the joinder of Owners, the Declarant, by any one of its duly authorized officers, may, as the agent and/or the attorney-in-fact for the Owners, execute, acknowledge and deliver any documents

required by applicable governmental subdivision or agency; and the Owners, by virtue of their acceptance of deeds, irrevocably nominate, constitute and appoint the Declarant, through any one of its duly authorized officers, as their proper and legal attorney-in-fact for such purpose. This appointment is coupled with an interest and is therefore irrevocable. Any such documents executed pursuant to this Section may recite that it is made pursuant to this Section. Notwithstanding the foregoing, each Owner agrees, by its acceptance of a deed to a Lot: (i) to execute or otherwise join in any documents required in connection with the amendment, modification, or termination of the Title Documents; (ii) that such Owner has waived its right to object to or comment on the form or substance of any amendment, modification, or termination of the Title Documents and (iii) THE DECLARANT AND THE OTHER AFORESAID RELATED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, EXCEPT RESULTING DIRECTLY FROM SUCH PARTY'S NEGLIGENCE OR WILLFUL MISCONDUCT, AND (iv) ANY PURCHASE OR USE OF ANY PORTION OF COCOA VILLAGE BAY ESTATES HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING. Without limiting the foregoing, upon the Community Completion Date, the Association shall assume all of the obligations of the Declarant under the Title Documents unless otherwise provided by the Declarant by amendment to this Declaration recorded by the Declarant in the Public Records, from time to time, and in the sole and absolute discretion of the Declarant.

23.9 Right to Contract for Telecommunications Services. The Declarant or the Association shall have the right, but not the obligation, to enter into one or more contracts for the provision of one or more Telecommunications Services for all or any part of COCOA VILLAGE BAY ESTATES. Prior to the Community Completion Date, all contracts between a Telecommunications Provider and the Association shall be subject to the prior written approval of the Declarant. If any such contract is established, the fees for the Telecommunications Services payable to the Telecommunications Provider shall be Operating Expenses and shall be included within the annual budget of the Association.

23.10 Electronic or Video Communication. Wherever the Governing Documents require members' attendance at a meeting either "in person or by proxy," members may attend and participate at such meetings via telephone, real-time videoconferencing, or similar real-time electronic or video communication; provided, however, members may attend and participate in this manner only if a majority of the Board approved use of telephone, real-time videoconferencing, or similar real-time electronic or video communication for participation and attendance at meetings.

23.11 Electronic Transmission as Substitute for Writing. Wherever the Governing Documents require action by the Association to be taken in writing, such action may be taken by Electronic Transmission, with the exception of the following: (i) giving notice of a meeting called in whole or in part for the purpose of recalling and removing a member of the Board; and (ii) when levying fines, suspending use rights, requesting dispute resolution, or collecting payments for assessments and providing notice of lien claims.

23.12 Enforcement of Governing Documents. Enforcement of the Governing Documents, including, without limitation, this Declaration, may be by proceeding at law for damages or in equity to compel compliance with the terms hereof or to prevent violation or breach of any of the covenants or terms herein. The Declarant, the Association, or any Owner may, but shall not be required to, seek enforcement of the Governing Documents.

23.13 Right to Contract. Prior to the Turnover Date, the Declarant, and thereafter, the Association, shall have the right to make the Common Areas available to individuals, persons, firms or corporations other than the Owners. The granting of such rights shall not invalidate this Declaration, reduce

or abate any Owner's obligations to pay Assessments pursuant to this Declaration, or give any Owner the right to avoid any of the provisions of this Declaration. Prior to the Turnover Date, the Declarant shall have the right to determine from time to time, and at any time, in the Declarant's sole absolute discretion, the way the Common Areas will be made available to individuals, persons, firms or corporations other than the Owners and the fees and charges that may be charged for such use. In addition, prior to the Turnover Date, the Declarant, and thereafter, the Association, shall have the right to enter into agreements for maintenance, lease, use, license, or easements with any other homeowner's association, property owners association, governmental or quasi-governmental agency or other entity. The Declarant or the Board may enter into such agreement on behalf of the Association without the prior written consent or joinder of any other party; provided, however, prior to the Turnover Date, all such agreements entered into by the Association require the prior written consent of the Declarant. Such agreements may obligate the Association to maintain certain real property or improvements not owned by the Declarant or the Association, or such agreements may obligate the Association to pay a contribution for maintenance costs or use fees for certain real property or improvements not owned by the Declarant or the Association. Any expense incurred by the Association, or payment required to be made by the Association, in connection with any such agreement shall constitute an Operating Expense of the Association.

23.14 Declarant's Disclaimer of Representations. NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, THE DECLARANT MAKES NO WARRANTIES OR REPRESENTATIONS WHATSOEVER EITHER EXPRESS OR IMPLIED, THAT ANY PLANS PRESENTLY ENVISIONED FOR THE COMPLETE DEVELOPMENT OF COCOA VILLAGE BAY ESTATES OR SURROUNDING LAND CAN OR WILL BE CARRIED OUT, OR THAT ANY REAL PROPERTY NOW OR HEREAFTER ACQUIRED BY THE DECLARANT IS OR WILL BE SUBJECT TO THIS DECLARATION, OR THAT ANY SUCH REAL PROPERTY (WHETHER OR NOT IT HAS BEEN SUBJECTED TO THIS DECLARATION) IS OR WILL BE COMMITTED TO OR DEVELOPED FOR A PARTICULAR (OR ANY) USE OR PURPOSE, OR THAT SUCH REAL PROPERTY IS ONCE USED FOR AP ARTICULAR USE, WILL CONTINUE IN EFFECT OR WILL BE SUFFICIENT FOR SUCH PURPOSE. While the Declarant has no reason to believe that any of the covenants, restrictions and other provisions contained in this Declaration are or may be invalid or unenforceable for any reason or to any extent, the Declarant makes no warranty or representation as to the present or future validity or enforceability of any such covenants, restrictions and other provisions. Any Owner acquiring a Lot in reliance on or more of such restrictive covenants and other provisions herein shall assume all risks of the validity and enforceability thereof and by accepting a deed to the Lot agrees to hold the Declarant harmless therefrom.

23.15 Additional Right of Association to Enter into Agreements. The Association may enter into agreements to acquire leaseholds, memberships, and other possessory or use interests in other lands or facilities outside of COCOA VILLAGE BAY ESTATES, including, but not limited to, country clubs, golf courses, marinas, submerged land, parking areas, conservation areas, recreational amenities facilities, and other facilities. Pursuant to Section 720.31(6), of the HOA Act, the Association is hereby expressly authorized to enter into such agreements upon the approval of a majority of the Board, and without any vote of the members of the Association, regardless of when the Association enters into such agreement. Notwithstanding the foregoing, prior to the Community Completion Date, any such agreement entered into by the Association shall require the prior written approval of the Declarant. The purpose of this Section is to confirm the Board's express authority to enter into such agreements on behalf of the Association without a vote of the members, pursuant to Section 720.31(6), of the HOA Act. Nothing in this Section shall limit the Declarant's right and authority to approve and enter into any such agreements for leaseholds, memberships or other possessory or use interests with respect to COCOA VILLAGE BAY ESTATES or any lands or facilities outside of COCOA VILLAGE BAY ESTATES prior to the Turnover Date.

23.16 Right to Contract for Street Light Services. The Declarant or the Association shall have the right, but not the obligation, to enter into one or more contracts with any private provider or third party entity (a **"Private Street Light Provider")** for the provision of street lighting services, including, but not limited to, solar power street lights, within all or any part of COCOA VILLAGE BAY ESTATES Prior to the Community Completion Date, all contracts between a Private Street Light Provider and the Association shall be subject to the prior written approval of the Declarant. If any such contract is established, any fees for such street light services payable to the Private Street Light Provider shall be Operating Expenses and shall be included within the annual budget of the Association.

23.17 Wild Animals. COCOA VILLAGE BAY ESTATES is located adjacent or nearby to certain undeveloped areas which may contain various species of wild creatures (including, but not limited to, swine, alligators, bears, panthers, raccoons, coyotes, and foxes), which may from time-to-time stray onto COCOA VILLAGE BAY ESTATES, and which may otherwise pose a nuisance or hazard, all risks associated with which each Owner accepts by their purchase of a Lot. Owners shall not feed wild creatures of any kind, nor otherwise engage in conduct that attracts wild creatures onto any portion of COCOA VILLAGE BAY ESTATES. Conduct that may attract wild creatures onto COCOA VILLAGE BAY ESTATES, and that may be restricted or regulated by the Association, includes, but is not necessarily limited to: (i) leaving food waste in containers or areas that are accessible by wild creatures, or allowing wild creatures to access food waste, pet food, BBQ grills, refrigerators or freezers in garages or on porches or patios; (ii) not picking fruit (including vegetables and berries) when they are ripe but allowing them to fall and remain on the ground; (iii) leaving birdfeeders out overnight; (iv) keeping bees; (v) not keeping garage doors closed in accordance with Section 12.16 hereof; and (vi) leaving trash containers outside overnight for next day pick-up by trash haulers, in lieu of putting them out in the morning of the day of pick-up. The Association, by and through the Board shall have the right to promulgate rules and regulations which regulate or restrict these activities or any other activities which, in the sole determination of the Board, attract wild creatures onto COCOA VILLAGE BAY ESTATES. For purposes of illustration and not limitation of the foregoing sentence, the Board may promulgate rules and regulations mandating that Owners acquire, at their sole cost and expense, and use so called "Bear Resistant Trash Containers" for the disposition of food waste. Any such Bear Resistant Trash Containers, if required, shall be a type or types that are acceptable to the Association and that are capable of pick-up by any trash hauler(s) servicing COCOA VILLAGE BAY ESTATES.

23.18 FP&L Easements; Electric Substation; Transmission Lines; EMF. There is an electric substation ("Electric Substation") located along the northern boundary of COCOA VILLAGE BAY ESTATES. COCOA VILLAGE BAY ESTATES is also subject to various easements granted to Florida Power & Light Company and its affiliates, licensees, successors and assigns (collectively, "FP&L"), including, without limitation, that certain Easement as may be recorded in the Public Records of the County, as the same may be amended and modified from time to time (collectively, "FP&L Easements"). Among other rights granted by the FP&L Easements, is a perpetual easement for the benefit of FP&L for the construction, operation and maintenance of overhead and underground electric utility facilities. In that regard, each Owner of a Lot in COCOA VILLAGE BAY ESTATES acknowledges and agrees that HIGH VOLTAGE ELECTRIC POWER TRANSMISSION LINES MAY BE LOCATED IN THE ELECTRIC SUBSTATION AND THE FP&L EASEMENT AREA AND SUCH ELECTRIC FACILITIES MAY BE LOCATED ON OR IN PROXIMITY OF COCOA VILLAGE BAY ESTATES. HIGH VOLTAGE TRANSMISSION LINES MAY DISCHARGE OR EMIT ELECTROMAGNETIC FIELDS ("EMF") WHICH MAY OR MAY NOT PRESENT A HEALTH RISK TO COCOA VILLAGE BAY ESTATES RESIDENTS. Electric service is essential to the very existence of a Home in COCOA VILLAGE BAY ESTATES and the other homes in the area, and EMF is a by-product of the use of electricity. Production of EMF from power lines and/or the Electric Substation is directly related to the amount of current that FP&L or the applicable utility company sends through the transmission lines and the Electric Substation, and FP&L and the applicable utility company have the right to increase the amount of this current at any time.

By acceptance of a deed to a Lot within COCOA VILLAGE BAY ESTATES, each Owner acknowledges, understands and accepts the risk of living in the vicinity of the high voltage electric power transmission lines and the Electric Substation. Each Owner further acknowledges and agrees that Declarant and Association shall have no responsibility to an Owner for any costs, expenses, losses, liabilities or obligations of any kind or nature whatsoever arising out of or in any way related to EMF, or the transmission lines, the Electric Substation or related facilities. Accordingly, EACH OWNER, FOR ITSELF AND HIS/HER FAMILY, GUESTS, TENANTS AND INVITEES, RELEASES DECLARANT AND THE ASSOCIATION FROM ANY LIABILITY AND/OR CLAIMS FOR LOSS AND/OR DAMAGE (INCLUDING, WITHOUT LIMITATION, PROPERTY DAMAGE AND/OR PERSONAL INJURY) RESULTING FROM THE EXISTENCE OF HIGH VOLTAGE ELECTRIC POWER TRANSMISSION LINES OR THE ELECTRIC SUBSTATION ON OR IN PROXIMITY OF COCOA VILLAGE BAY ESTATES AND ANY ELECTROMAGNETIC FIELDS, RADIATION, NOISE, VIBRATION OR OTHER MATTER DISCHARGED OR EMITTED FROM SAID TRANSMISSION LINES, ELECTRIC SUBSTATION AND/OR RELATED FACILITIES.

24. Surface Water Management System.

24.1 General. The Association shall be responsible for the maintenance, operation and repair of the surface water or storm water management system. Maintenance of the surface water or stormwater management system(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the surface water or stormwater management system shall be as permitted, or if modified as approved by the St. Johns River Water Management District.

24.1.1 Except as permitted by the Permit, no construction activities may be conducted relative to any portion of the SWMS without the prior written consent of SJRWMD. Prohibited activities include but are not limited to: digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the SWMS. To the extent there exists within COCOA VILLAGE BAY ESTATES a wetland mitigation area or retention/detention areas, no vegetation in these areas shall be removed, cut, trimmed or sprayed with herbicide without specific written approval from SJRWMD. Construction and maintenance activities which are consistent with the design and permit conditions approved by SJRWMD in the Permit may be conducted without specific written approval from SJRWMD.

24.1.2 No Owner or other person or entity shall unreasonably deny or prevent access to water management areas for maintenance, repair, or landscaping purposes by the Declarant, the Association or any appropriate governmental agency that may reasonably require access. Nonexclusive easements therefore are hereby specifically reserved and created.

24.1.3 No Lot, Parcel or Common Area shall be increased in size by filling in any retention/detention area that it abuts. No person shall fill, dike, rip-rap, block, divert or change the established retention/detention areas that have been or may be created without the prior written consent of the Association. No person other than the Declarant or the Association may draw water for irrigation or other purposes from any retention/detention areas, nor is any boating, wading, or swimming in such retention/detention areas allowed.

24.1.4 All SWMS, excluding those areas (if any) maintained by another governmental agency will be the ultimate responsibility of the Association. The Association may enter any Lot, Parcel or Common Area and make whatever alterations, improvements or repairs are deemed necessary to provide, maintain, or restore proper SWMS. NO PERSON MAY REMOVE NATIVE VEGETATION

THAT MAY BECOME ESTABLISHED WITHIN THE CONSERVATION AREAS. "REMOVAL" INCLUDES DREDGING, APPLICATION OF HERBICIDE, PULLING AND CUTTING.

24.1.5 Nothing in this Section shall be construed to allow any person to construct any new water management facility, or to alter any SWMS, without first obtaining the necessary permits from all governmental agencies having jurisdiction, including SJRWMD, the Association and the Declarant.

24.1.6 SJRWMD has the right to take enforcement measures, including a civil action for injunction and/or penalties, against the Association to compel it to correct any outstanding problems with the SWMS.

24.1.7 Any amendment of the Declaration affecting the SWMS or the operation and maintenance of the SWMS shall have the prior written approval of SJRWMD.

24.1.8 If the Association shall cease to exist, all Owners shall be jointly and severally responsible for the operation and maintenance of the SWMS in accordance with the requirements of the Permit, unless and until an alternate entity assumes responsibility as explained in the Permit.

24.1.9 No Owner may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas and upland conservation areas, described in the Permit and/or Plat, unless prior approval is received from SJRWMD pursuant to environmental resource permitting.

24.1.10 Each Owner within COCOA VILLAGE BAY ESTATES at the time of the construction of a Home or structure shall comply with the construction plans for the SWMS approved and on file with SJRWMD.

24.1.11 Owners shall not remove native vegetation (including cattails) that becomes established within retention/detention areas abutting their property. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Owners shall address any questions regarding authorized activities within the retention/detention areas to SJRWMD.

24.2 Proviso. Notwithstanding any other provision in this Declaration, no amendment of the Governing Documents by any person, and no termination or amendment of this Declaration, will be effective to change the Association's responsibilities for the SWMS, unless the amendment has been consented to in writing by SJRWMD. Any proposed amendment that would affect the SWMS must be submitted to SJRWMD for a determination of whether the amendment necessitates a modification of the Permit.

24.3 Mitigation Area Monitoring. In the event COCOA VILLAGE BAY ESTATES has onsite wetland mitigation (as defined in the regulations) that requires monitoring and maintenance by the Association, the Association shall include in its budget an appropriate allocation of funds for monitoring and maintenance of the wetland mitigation area(s) each year until SJRWMD and/or any applicable governmental agencies having jurisdiction determine that the area(s) is successful in accordance with the Permit and all other applicable permits or regulatory requirements. The Association shall perform all wetland mitigation monitoring in accordance with all Permit conditions associated with such wetland mitigation, monitoring, and maintenance.

24.4 Wetland Conservation Areas. Some Lots may abut or contain Wetland Conservation Areas, which are protected under the City Land Development Code (the **"Wetland Conservation Areas").** The Wetland Conservation Areas will be part of the Common Areas and will be

owned by the Association. No construction, clearing, grading or alteration of the Wetland Conservation Areas is permitted without the prior approval of the City and all other applicable jurisdictional agencies. Some Lots may abut or contain Wetland Conservation Areas, which are protected under the City Land Development Code. The Wetland Conservation Areas must be permanently retained in a natural state, and may not be altered from their present state, except as may be specifically authorized in writing by the City. Unless authorized in writing by the City, and unless specifically conforming to the Management Plan developed and adopted by the City, Owners of Homes abutting Wetland Conservation Areas shall not remove native vegetation (including cattails) that become established within the Wetland Conservation Areas abutting their Home. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Owners shall address any questions regarding authorized activities within the Wetland Conservation Areas to the SJRWMD, Surface Water Regulation Manager. NEITHER THE DECLARANT NOR THE ASSOCIATION MAKE ANY REPRESENTATION CONCERNING THE CURRENT OR FUTURE WATER LEVELS IN ANY OF THE WETLAND CONSERVATION AREAS IN COCOA VILLAGE BAY ESTATES; PROVIDED, FURTHER, NEITHER THE DECLARANT NOR THE ASSOCIATION BEAR ANY RESPONSIBILITY TO ATTEMPT TO ADJUST OR MODIFY THE WATER LEVELS SINCE SUCH LEVELS ARE SUBJECT TO SEASONAL GROUNDWATER AND RAINFALL FLUCTUATIONS THAT ARE BEYOND THE CONTROL OF THE DECLARANT AND THE ASSOCIATION. BY ACCEPTANCE OF A DEED TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THE WATER LEVELS OF ALL WETLAND CONSERVATION AREAS MAY VARY. THERE IS NO GUARANTEE BY THE DECLARANT OR THE ASSOCIATION THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME; AT TIMES, WATER LEVELS MAY BE NONEXISTENT.

24.5 Use Restrictions for Wetland Conservation Areas. The Wetland Conservation Areas may in no way be altered from their natural or permitted state. These use restrictions may be defined on the Permit, and the Plats associated with COCOA VILLAGE BAY ESTATES. Activities prohibited within the conservation areas include, but are not limited to, the following:

24.5.1 No structures or construction of any kind may be erected;

24.5.2 No filling, excavation, dredging, prop-dredging, grading, paving, clearing, timbering, ditching, draining, contamination, or other development shall be permitted;

24.5.3 No activity may be done or performed which would adversely affect or impair (i) endangered or threatened species of special concern as to nesting, reproduction, food source, habitat or cover or affect the vegetation itself; (ii) available habitat for fish and aquatic life or result in emigration from adjacent or associated ecosystems and macro habitats; (iii) existing biosystems or ecosystems; or (iv) recovery of an impaired system;

24.5.4 No organic or inorganic matter or deleterious substances or chemical compounds may be discharged or placed in the Wetland Conservation Areas;

24.5.5 Surface use except for purposes that permit the land or water area to remain predominately in its natural condition;

24.5.6 Activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat preservation or conservation;

24.5.7 Acts or uses detrimental to such aforementioned retention and maintenance of land or water areas;

24.5.8 Acts or uses detrimental to the preservation of any features or aspects of the property having historical, archeological or cultural significance;

24.5.9 No Owner within COCOA VILLAGE BAY ESTATES may construct or maintain any building, residence, or structure, or undertake or perform any activity in the Wetland Conservation Areas described in the Permit and Plat, including the wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s) and drainage easement(s), unless prior approval is received from SJRWMD; and

24.5.10 Each Owner within COCOA VILLAGE BAY ESTATES at the time of construction of a building, residence, or structure shall comply with the construction plans for the SWMS approved and on file with SJRWMD.

LOTS MAY CONTAIN OR ABUT WETLAND CONSERVATION AREAS THAT ARE PROTECTED UNDER RECORDED CONSERVATION EASEMENTS. THESE AREAS MAY NOT BE ALTERED FROM THEIR PRESENT CONDITIONS EXCEPT IN ACCORDANCE WITH THE RESTORATION PROGRAM INCLUDED IN THE CONSERVATION EASEMENT, OR EXCEPT TO REMOVE EXOTIC OR NUISANCE VEGETATION, INCLUDING, WITHOUT LIMITATION, MELALEUCA, BRAZILIAN PEPPER, AUSTRALIAN PINE, JAPANESE CLIMBING FERN, CATTAILS, PRIMROSE WILLOW, AND GRAPE VINE. THE ASSOCIATION IS RESPONSIBLE FOR PERPETUAL MAINTENANCE OF SIGNAGE REQUIRED BY THE PERMIT ISSUED BY SJRWMD, WHICH MAINTENANCE SHALL BE PERFORMED TO THE GREATEST DEGREE LAWFUL BY THE ASSOCIATION.

25. Retention Areas. The Declarant and the Association, together with their respective authorized agents, employees, consultants, contractors and subcontractors, shall have the unfettered right to access and enter the retention areas (including through portions of Lots adjacent to the retention areas) for the purpose of inspecting and maintaining any Wetland Conservation Areas, and ensuring compliance with the terms of this Declaration and the requirements of any governmental agencies having jurisdiction. The Declarant reserves an easement for itself, and on behalf of the Association, for unfettered ingress and egress to and from the retention areas (including through portions of Lots adjacent to the retention areas) so that Declarant and the Association, together with their respective authorized agents, employees, consultants, contractors and subcontractors, may perform all monitoring, maintenance, repair, construction and inspections deemed necessary or convenient by the Declarant and the Association.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]IN WITNESS WHEREOF, the undersigned, being the Declarant hereunder, has hereto set its hand and seal this _____ day of _____ 2025.

WITNESSES:

_____
Print Name:_____
Address:_____
_____

"DECLARANT"

COCOA VILLAGE BAY ESTATES
LLC, a Florida limited liability company

By:_____
Print Name:_____
Title:_____

_____
Print Name:_____
Address:_____
_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as _____ of COCOA VILLAGE BAY ESTATES LLC, a Florida limited liability company, on behalf of the company. He/She ☐ is personally known to me or ☐ has produced _____ as identification.

My commission expires:

NOTARY PUBLIC, State of Florida at Large

_____
Print Name: _____

JOINDER

COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the **"Association"**) does hereby join in the COMMUNITY DECLARATION FOR COCOA VILLAGE BAY ESTATES (the **"Declaration"),** to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. The Association agrees this Joinder is for the purpose of evidencing the Association's acceptance of the rights and obligations provided in the Declaration and does not affect the validity of this Declaration as the Association has no right to approve this Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this _____ day of _____, 2025.

WITNESSES:

_____
Print Name:_____
Address:_____
_____

_____
Print Name:_____
Address:_____
_____

"ASSOCIATION"

COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

By:_____
Print Name:_____
Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as _____ of COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He/She ☐ is personally known to me or ☐ has produced _____ as identification.

My commission expires:

NOTARY PUBLIC, State of Florida at Large

_____
Print Name: _____

EXHIBIT 1

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719 AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING WEST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE WITH THE NORTH LINE OF SAID LOT 3 OF DIXON'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF LOT 3 OF INDIAN HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 191.33 FEET AND A CENTRAL ANGLE OF 34°21'46"; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S28°10'43"E A DISTANCE OF 251.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 337.75 FEET AND A CENTRAL ANGLE OF 19°29'14"; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 454.47 FEET AND A CENTRAL ANGLE OF 19°03'45"; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 151.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S27°45'14"E A DISTANCE OF 201.94 FEET TO THE NORTH RIGHT OF WAY LINE OF DIXON BOULEVARD; THENCE S34°13'20"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 394.73 FEET; THENCE N27°11'44"W A DISTANCE OF 225.88 FEET; THENCE S62°43'27"W A DISTANCE OF 27.50 FEET; THENCE N27°04'06"W A DISTANCE OF 581.60 FEET TO THE AFOREMENTIONED NORTH LINE OF LOT 3 OF DIXON'S SUBDIVISION; THENCE N34°08'03"E ALONG SAID NORTH LINE ALSO BEING THE SOUTH LINE OF AFOREMENTIONED INDIAN HILL SUBDIVISION A DISTANCE OF 424.21 FEET TO THE POINT OF BEGINNING. CONTAINING 7.27 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719 AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE WITH THE NORTH LINE OF SAID LOT 3 OF DIXON'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF LOT 3 OF INDIAN HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N34°08'03"E ALONG SAID NORTH LINE OF LOT 3 A DISTANCE OF 18.22 FEET TO THE "SAFE UPLAND LINE" OF THE INDIAN RIVER; THENCE S33°29'33"E ALONG SAID "SAFE UPLAND LINE" A DISTANCE OF 47.81 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 241.33 FEET AND A CENTRAL ANGLE OF 10°30'43"; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 44.28 FEET TO THE POINT OF BEGINNING. CONTAINING 0.01 ACRES MORE OR LESS.

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20

AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719 AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE WITH THE NORTH LINE OF SAID LOT 3 OF DIXON'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF LOT 3 OF INDIAN HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 191.33 FEET AND A CENTRAL ANGLE OF 34°21'46"; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S28°10'43"E A DISTANCE OF 251.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE N61°49'17"E A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE BEING THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE WEST AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N28°10'43"W ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 244.34 FEET TO THE "SAFE UPLAND LINE" OF THE INDIAN RIVER; THENCE THE FOLLOWING 6 COURSES ALONG SAID "SAFE UPLAND LINE"; (1) S34°58'10"E, A DISTANCE OF 28.28 FEET; THENCE (2) S26°13'56"E, A DISTANCE OF 47.90 FEET; THENCE (3) S28°53'50"E, A DISTANCE OF 69.15 FEET; THENCE (4) S29°13'08"E, A DISTANCE OF 80.34 FEET; THENCE (5) S25°57'20"E, A DISTANCE OF 54.66 FEET; THENCE (6) S14°31'53"E, A DISTANCE OF 34.73 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 387.75 FEET AND A CENTRAL ANGLE OF 10°19'08"; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 69.83 FEET TO THE AFOREMENTIONED POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING. CONTAINING 0.02 ACRES MORE OR LESS.

PARCEL 4

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719 AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE WITH THE NORTH LINE OF SAID LOT 3 OF DIXON'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF LOT 3 OF INDIAN HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 191.33 FEET AND A CENTRAL ANGLE OF 34°21'46"; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S28°10'43"E A DISTANCE OF 251.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 337.75 FEET AND A CENTRAL ANGLE OF 19°29'14"; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE ON A RADIAL BEARING OF N81°18'31"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE AND THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 387.75 FEET AND A CENTRAL ANGLE OF 03°48'14"; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 25.73 FEET TO THE "SAFE UPLAND LINE" OF THE INDIAN RIVER; THENCE THE FOLLOWING 10 COURSES ALONG SAID "SAFE UPLAND LINE"; (1) S15°41'09"E, A DISTANCE OF 47.15 FEET; THENCE (2) S41°45'30"E, A DISTANCE OF

54.83 FEET; THENCE (3) S33°35'01"E, A DISTANCE OF 60.87 FEET; THENCE (4) S47°29'31"E, A DISTANCE OF 41.76 FEET; THENCE (5) S51°43'54"E, A DISTANCE OF 40.34 FEET; THENCE (6) S57°45'55"E, A DISTANCE OF 34.26 FEET; THENCE (7) S33°04'21"W, A DISTANCE OF 27.34 FEET; THENCE (8) S56°45'47"W, A DISTANCE OF 53.48 FEET; THENCE (9) S25°19'30"E, A DISTANCE OF 2.27 FEET; THENCE (10) S04°10'16"W, A DISTANCE OF 18.51 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE; THENCE N27°45'14"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 145.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 404.47 FEET AND A CENTRAL ANGLE OF 19°03'45"; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 134.57 FEET TO THE POINT OF BEGINNING. CONTAINING 0.25 ACRES MORE OR LESS.

EXHIBIT 2

ARTICLES OF INCORPORATION OF

COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.
(A FLORIDA NOT-FOR PROFIT CORPORATION)

ARTICLES OF INCORPORATION
OF
COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.
(A NOT-FOR-PROFIT CORPORATION)

In compliance with the requirements of the laws of the Stale of Florida, and for the purpose of forming a not-for-profit corporation, the undersigned does hereby acknowledge:

1. Name of Corporation. The name of the corporation is **COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.,** a Florida not-for-profit corporation (the **"Association").**

2. The principal office of the Association is 2333 Ponce de Leon Blvd, Suite 630, Coral Gables, FL 33134.

3. Registered Office – Registered Agent. The street address of the Registered Office of the Association is 2333 Ponce de Leon Blvd, Suite 630, Coral Gables, FL 33134. The name of the Registered Agent of the Association is:

TBD

4. Definitions. The COMMUNITY DECLARATION FOR COCOA VILLAGE BAY ESTATES (the **"Declaration')** will be recorded In the Public Records of Brevard County, Florida, and shall govern all of the operations of a community to be known as COCOA VILLAGE BAY ESTATES. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

5. Purpose of the Association. The Association is formed to: (i) provide for ownership, operation, maintenance and preservation of the **Common Areas**, and improvements thereon, (ii) perform the duties delegated to it in the Declaration, Bylaws and these Articles; and (iii) administer the rights and obligations of the Association and the Owners pursuant to the Declaration.

6. Not for Profit The Association is a not for profit Florida corporation and does not contemplate pecuniary gain to, or profit for, its members.

7. Duties. The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Permit no._____ requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

8. Powers of the Association. The Association shall, subject to the limitations and reservations set forth in the Declaration, have all the powers, privileges and duties reasonably necessary to discharge its obligations, including, but not limited to, the following:

8.1 To perform all the duties and obligations of the Association set forth in the Declaration and Bylaws, as herein provided;

8.2 To enforce, by legal action or otherwise, the provisions of the Declaration and Bylaws and of all rules, regulations, covenants, restrictions and agreements governing or binding Association and COCOA VILLAGE BAY ESTATES;

8.3 To fix, levy, collect and enforce payment, by any lawful means, of all Assessments pursuant to the terms of the Declaration, these Articles and Bylaws;

8.4 To pay all Operating Expenses, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the property of the Association;

8.5 Assessments shall be used for the maintenance and repair of the surface water or stormwater management systems including but not limited to work within retention areas, drainage structures and drainage easements.

8.6 To acquire (by gift, purchase or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property (including the Common Areas) in connection with the functions of the Association except as limited by the Declaration;

8.7 To borrow money, and (i) if prior to the Turnover Date, upon the approval of (a) a majority of the Board; and (b) the written consent of the Declarant, or (ii) from and after the Turnover Date, approval of (a) a majority of the Board; and (b) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, including without limitation, the right to collateralize any such indebtedness with the Association's Assessment collection rights;

8.8 T o dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of COCOA VILLAGE BAY ESTATES to any public agency, entity, authority, utility or other person or entity for such purposes and subject to such conditions as it determines and as provided in the Declaration;

8.9 To participate in mergers and consolidations with other non-profit corporations organized for the same purposes;

8.10 To adopt publish, promulgate or enforce rules, regulations, covenants, restrictions or agreements governing the Association, COCOA VILLAGE BAY ESTATES, the Common Areas, Lots, Parcels and Homes as provided In the Declaration and to effectuate all of the purposes for which the Association is organized;

8.11 To have and exercise any and all powers, rights, and privileges which a corporation organized under Chapter 617 or Chapter 720, Florida Statutes by law may now or hereafter have or exercise;

8.12 To employ personnel and retain independent contractors to contract for management of the Association, COCOA VILLAGE BAY ESTATES, and the Common Areas as provided in the Declaration and to delegate in such contract all or any part of the powers and duties of the Association;

8.13 To contract for services to be provided to, or for the benefit of, the Association, Owners, the Common Areas, and COCOA VILLAGE BAY ESTATES, as provided in the Declaration, such as, but not limited to, telecommunications services, maintenance, garbage pick-up, and utility services;

8.14 To establish committees and delegate certain of its functions to those committees; and

8.15 To have the power to sue and be sued.

8.16 The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

9. Voting Rights. Owners and the Declarant shall have the voting rights set forth in the Declaration.

10. Board of Directors. The affairs of the Association shall be managed by a Board of odd number with not less than three (3) or more than five (5) members. The Initial number of Directors shall be three (3). Board members shall be appointed and/or elected as stated in the Bylaws. After the Turnover Date, the election of Directors shall be held at the annual meeting, with the Declarant maintaining a Board seat until all seven (7) units have been sold. The names and addresses of the members of the first Board who shall hold office until their successors are appointed or elected, or until removed, are as follows:

NAME	ADDRESS
Fernando De Nunez y Lugones	2333 Ponce de Leon Blvd, Suite 630, Coral Gables, FL 33134
Nicolas Labarthe	2333 Ponce de Leon Blvd, Suite 630, Coral Gables, FL 33134
Rodolfo Guerra	2333 Ponce de Leon Blvd, Suite 630, Coral Gables, FL 33134

11. Dissolution. In the event of the dissolution of the Association other than incident to a merger or consolidation, any member may petition the Circuit Court having jurisdiction of the Judicial Circuit of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Association, to manage the Common Areas in the place and stead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association.

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

12. Duration. Existence of the Association shall commence with the filing of these Articles with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

13. Amendments

13.1 General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to these Articles shall affect the rights of the Declarant unless such amendment receives the prior written consent of the Declarant, which may be withheld for any reason whatsoever. If the prior written approval of any governmental entity or agency having Jurisdiction is required by applicable law or governmental regulation for any amendment to these Articles, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until it is recorded in the Public Records.

13.2 Amendments prior to the Turnover. Prior to the Turnover, but subject to the general restrictions on amendments set forth above, the Declarant shall have the right to amend these Articles as

it deems appropriate, without the joinder or consent of any person or entity whatsoever, except to the extent limited by applicable law as of the date the Declaration is recorded The Declarant's right to amend under this Section is to be construed as broadly as possible. In the event that the Association shall desire to amend these Articles prior to the Turnover, the Association must first obtain the Declarant's prior written consent to any proposed amendment. An amendment identical to that approved by the Declarant may be adopted by the Association pursuant to the requirements for amendments from and after the Turnover. The Declarant shall join in such identical amendment so that its consent to the same will be reflected in the Public Records.

13.3 Amendments From and After the Turnover. After the Turnover, but subject to the general restrictions on amendments set forth above, these Articles may be amended with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting Interests present (In person or by proxy) at a duly noticed meeting of the members.

13.4 Compliance with HUD, FHA, VA, FNMA, GNMA and SJRWMD. Prior to the Turnover, the Declarant shall have the right to amend these Articles, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SJRWMD, or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Association, other Owners, or any other party shall be required or necessary to such amendment After the Turnover, but subject to the general restrictions on amendments set forth above, the Board shall have the right to amend these Articles, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA. GNMA, SJRWMD or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. In addition, the Board may amend these Articles as it deems necessary or appropriate to make the terms of these Articles consistent with applicable law in effect from time to time. No approval or joinder of the Owners, or any other party shall be required or necessary to any such amendments by the Board. Any such amendments by the Board shall require the approval of a majority of the Board.

14. Limitations

14.1 Declaration is Paramount. No amendment may be made to these Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Declaration.

14.2 Rights of Declarant. There shall be no amendment to these Articles which shall abridge, reduce, amend, effect or modify the rights or the Declarant.

14.3 These Articles shall not be amended in a manner that conflicts with the Bylaws.

15. Officers. The Board shall elect a President, Vice President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine. The names and addresses of the Officers who shall serve until their successors are elected by the Board are as follows:

President:	Fernando De Nunez	2333 Ponce de Leon Blvd, Suite 630, Coral Gables, FL 33134
Vice President:	Nicolas Labarthe	2333 Ponce de Leon Blvd, Suite 630, Coral Gables, FL 33134

Secretary/Treasurer:	Rodolfo Guerra	2333 Ponce de Leon Blvd, Suite 630, Coral Gables, FL 33134

16. Indemnification of Officers and Directors. Association shall and does hereby indemnify and hold harmless every Director and every Officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suitor proceeding to which such Director or Officer may be made a party by reason of being or having been a Director or Officer of the Association, including reasonable counsel fees and paraprofessional fees at all levels of proceeding. This indemnification shall not apply to matters wherein the Director or Officer shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officers may be entitled.

17. Transactions in Which Directors or Officers are Interested No contract or transaction between Association and one (1) or more of its Directors or Officers or the Declarant, or between the Association and any other corporation, partnership, the Association, or other organization in which one (1) or more of its Officers or Directors are Officers, Directors or employees or otherwise interested shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that such Director or Officer may be interested in any such contract or transaction interested Directors shall disclose the general nature of their interest and may be counted in determining the presence of a quorum at a meeting of the Board which authorized the contract or transaction.

[Signatures on the Following Page]

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, the undersigned, being the Incorporator of this Association, has executed these Articles of Incorporation as of this ____ day of _____, 2025.

_____
_____, Incorporator
_____
_____

ACCEPTANCE BY REGISTERED AGENT

The undersigned, having been named to accept service of process for the above-stated corporation at the place designated in this certificate, hereby agrees to act in this capacity, and is familiar with, and accepts, the obligations of this position and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of its duties.

Dated this _____ day of _____, 2025

_____

By:_____
Name:_____
Title:_____

Registered Office:

_____
_____
_____

Principal Corporation Office:

_____
_____
_____

EXHIBIT 3

BYLAWS

BYLAWS OF

COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.
(A FLORIDA NOT-FOR-PROFIT CORPORATION)

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BYLAWS
OF
COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.

1. Name and Location The name of the corporation is COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC. (the **"Association")** The principal office of the corporation shall be located at 2333 Ponce de Leon Blvd, Suite 630, Coral Gables, FL 33134, or at such other location determined by the Board of Directors (the **"Board")** from time to time.

2. Definitions The definitions contained in the COMMUNITY DECLARATION FOR COCOA VILLAGE BAY ESTATES (the **"Declaration")** relating to the residential community known as COCOA VILLAGE BAY ESTATES, recorded, or to be recorded, in the Public Records of Brevard County, Florida, are Incorporated herein by reference and made a part hereof in addition to the terms defined in the Declaration, the following terms shall have the meanings set forth below:

"HOA Act" shall mean the homeowners' association act, Chapter 720, Florida Statutes, as amended through the date of recording this Declaration amongst the Public Records of the County

"Minutes" shall mean the minutes of all member and Board meetings, which shall be in the form required by the Florida Statutes. In the absence of governing Florida Statutes, the Board shall determine the form of the minutes

"Official Records" shall mean all records required to be maintained by the Association pursuant to Section 720.303(4) of the HOA Act

3. Members.

3.1 Voting Interests Each Owner and the Declarant shall be a member of the Association. No person who holds an interest in a Lot only as security for the performance of an obligation shall be a member of the Association. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot. There shall be one (1) vote appurtenant to each Lot. Prior to the Turnover, the Declarant shall have Voting Interests equal to nine (9) votes per Lot owned; provided, however, as to Land which is annexed or added pursuant to the terms of the Declaration, the Declarant shall be entitled to fourteen (14) votes per acre or fraction thereof contained within a Parcel, until such time as the Parcel is platted, whereupon the Declarant shall be entitled to nine (9) votes per Lot in lieu of the votes per acre. Thereafter, the Declarant shall have Voting Interest equal to one (1) vote for each Lot owned. For the purposes of determining who may exercise the Voting Interest associated with each Lot, the following rules shall govern.

3.1.1 Home Owned By Legally Married Couple Either spouse (but not both) may exercise the Voting Interest with respect to a Lot In the event the spouses cannot agree, neither may exercise the Voting Interest.

3.1.2 Trusts In the event that any trust owns a Lot, the Association shall have no obligation to review the trust agreement with respect to such trust. By way of example, if the Lot is owned by Robert Smith, as Trustee, Robert Smith shall be deemed the Owner of the Lot for all Association purposes If the Lot is owned by Robert Smith as Trustee for the Laura Jones Trust, then Robert Smith shall be deemed the member with respect to the Lot for all Association purposes if the Lot is owned by the Laura Jones Trust, and the deed does not reference a trustee, then Laura Jones shall be deemed the member with respect to the Lot for all Association

purposes. If the Lot is owned by the Jones Family Trust, the Jones Family Trust may not exercise its Voting Interest unless it presents to the Association, in the form of an attorney opinion letter, or affidavit reasonably acceptable to the Association, the identification of the person who should be treated as the member with respect to the Lot for all Association purposes. If Robert Smith and Laura Jones, as Trustees, hold title to a Lot, either trustee may exercise the Voting Interest associated with such Lot. In the event of a conflict between trustees, the Voting Interest for the Lot in question cannot be exercised. In the event that any other form of trust ownership is presented to the Association, the decision of the Board as to who may exercise the Voting Interest with respect to any Lot shall be final. The Association shall have no obligation to obtain an attorney opinion letter in making its decision, which may be made on any reasonable basis whatsoever.

3.1.3 Corporations. If a Lot is owned by a corporation, the corporation shall designate a person, an officer, employee, or agent who shall be treated as the member who can exercise the Voting Interest associated with such Lot.

3.1.4 Limited Liability Companies. If a Lot Is owned by a limited liability company, the company shall designate a person, an officer, employee, or agent who shall be treated as the member who can exercise the Voting Interest associated with such Lot

3.1.5 Partnerships. If a Lot Is owned by a limited partnership, any one of the general partners may exercise the Voting Interest associated with such Lot. By way of example, if the general partner of a limited partnership is a corporation, then the provisions hereof governing corporations shall govern which person can act on behalf of the corporation as general partner of such limited partnership. If a Lot is owned by a general partnership, any one of the general partners may exercise the Voting Interest associated with such Lot. In the event of a conflict among general partners entitled to exercise a Voting Interest, the Voting Interest for such Lot cannot be exercised

3.1.6 Multiple Individuals. If a Lot Is owned by more than one individual, any one of such individuals may exercise the Voting Interest with respect to such Lot. In the event that there is a conflict among such individuals, the Voting Interest for such Lot cannot be exercised.

3.1.7 Liability of the Association The Association may act in reliance upon any writing or instrument or signature, whether original or by Electronic Transmission, which the Association, in good faith, believes to be genuine, may assume the validity and accuracy of any statement or assertion contained in such a writing or instrument, and may assume that any person purporting to give any writing, notice, advice or instruction in connection with the provisions hereof has been duly authorized to do so. So long as the Association acts in good faith, the Association shall have no liability or obligation with respect to the exercise of Voting Interests, and no election shall be invalidated (in the absence of fraud) on the basis that the Association permitted or denied any person the right to exercise a Voting Interest. In addition, the Board may impose additional requirements respecting the exercise of Voting Interests (e.g., the execution of a Voting Certificate).

3.2 Annual Meetings The annual meeting of the members (the **"Annual Members Meeting")** shall be held at least once each calendar year on a date, at a time, and at a place to be determined by the Board.

3.3 Special Meetings of the Members Special meetings of the members (a **"Special Members Meeting")** may be called by the President, a majority of the Board, or upon written request of ten percent

(10%) of the Voting Interests of the members The business to be conducted at a Special Members Meeting shall be limited to the extent required by Florida Statutes.

3.4 Notice of Members Meetings. Written notice of each members meeting shall be given by, or at the direction of, any officer of the Board or any management company retained by the Association. A copy of the notice shall-be given to each member entitled to vote, not less than ten (10) days before the meeting (provided, however, in the case of an emergency, two (2) days' notice will be deemed sufficient), unless otherwise required by Florida law. Written notice is effective (i) when mailed, if mailed postpaid and correctly addressed to the members' designated mailing address in the Association's official records; or (ii) when transmitted by any form of Electronic Transmission. The notice shall specify the place, day, and hour of the meeting and, in the case of a Special Members Meeting, the purpose of the meeting. Alternatively, and to the extent not prohibited by the Florida Statutes, as amended from time to time, the Board may, by majority consent, adopt from time to time, other procedures for giving notice to the members of the Annual Members Meeting or a Special Members Meeting. By way of example, and not of limitation, such notice may be included in a newsletter sent to each member.

3.5 Quorum of Members Until the Turnover, a quorum shall be established by the Declarant's presence, in person or by proxy, at any meeting. After the Turnover, a quorum for purposes of conducting business shall be established by the presence, in person or by proxy, of the members entitled to cast at least five (5) of the seven (7) of the total Lot Voting Interests. To the extent permitted by applicable law, as amended from time to time, members may attend members' meetings and vote as if physically present via telephone, real- time videoconferencing, or similar real-time electronic or video communication. A member's attendance via telephone, real-time videoconferencing, or similar real-time electronic or video communication shall count toward the quorum requirements as if such member was physically present. In the event members elect not to be physically present at a members' meeting, a speaker must be used so that the conversation of such members may be heard by the Board or committee members attending in person as well as by any members present at the meeting. Notwithstanding the foregoing or any other provision of these Bylaws to the contrary, members may attend and participate via telephone, real-time videoconferencing, or similar real-time electronic or video communication only if a majority of the Board approved such manner of attendance.

3.6 Adjournment of Members Meetings. If, however, a quorum shall not be present at any members meeting, the meeting may be adjourned as provided in the Florida Statutes. In the absence of a provision in the Florida Statutes, the members present shall have power to adjourn the meeting and reschedule it on another date.

3.7 Action of Members. Decisions that require a vote of the members must be made by a concurrence of a majority of the Voting Interests present in person or by proxy, represented at a meeting at which a quorum has been obtained unless provided otherwise in the Declaration, the Articles, or these Bylaws.

3.8 Proxies. At all meetings, members may vote their Voting Interests in person or by proxy. In addition, to the extent permitted by the Board and to extent the Association adopted technology that facilitates voting remotely, members may also cast their votes utilizing such technology and participating via telephone, real-time videoconferencing, or similar real-time electronic or video communication. All proxies shall comply with the provisions of Section 720.306(8) of the HOA Act, as amended from time to time, be in writing, and be filed with the Secretary at, or prior to, the meeting Proxyholders may also attend and/or participate via telephone, real-time videoconferencing, or similar real-time electronic or video communication so long as the proxies are delivered to the Secretary at or prior to the meeting and otherwise in compliance with this Section 3.8. Every proxy shall be revocable prior to the meeting for which it is given.

3.9 Remote Participation at Members' Meetings The President may designate any members' meetings, including the annual meeting and any and all special members' meetings, as one at which remote participation will be permitted. At such a remote participation meeting, some or all of the members may participate through any means of communication at the President's election by which all members participating may simultaneously hear each other during the meeting. Such a meeting shall be conducted in accordance with the following special rules for debate in remote participation meetings.

(a) A quorum shall exist in accordance with these Bylaws;

(b) members shall be provided an opportunity to be heard in the order and manner directed by the President; and

(c) Minutes shall be taken.

At a remote participation members' meeting, the Association may transact its business, including but not limited to voting, with the same force and effect as at a Members' meeting held without remote participation.

3.10 Electronic Voting. The Association may permit members who desire to do so the ability to utilize electronic voting in conformance with the requirements of Section 720.317 of the HOA Act.

(a) The Board or its President may determine that utilizing electronic voting is not in the best interest of the Association as to any particular meeting. Accordingly, there shall be no obligation for the Association to utilize electronic voting at any particular Members' meeting or election.

(b) Notice to Owners of the opportunity to vote through an online voting system shall be provided as required by the HOA Act.

(c) The Association hereby adopts the following forms which are incorporated into these Bylaws by reference:

i. The "Consent to Electronic Voting," attached as **Exhibit A** hereto and incorporated herein by this reference, which consent form an Owner must sign and file with the Association or be affirmed by the Owner in order for such Owner to be entitled to vote by electronic means, and,

ii. The "Revocation of Consent to Electronic Voting," attached hereto as **Exhibit B** and incorporated herein by this reference, which revocation form an Owner must sign and file with the Association or be affirmed by the Owner to revoke his or her consent to electronic voting.

If permitted by the HOA Act, an electronic notification from an Owner to the Association may be used in lieu of a signed consent or revocation form, in which case the terms of the attached consent forms are incorporated by reference and shall be deemed affirmed by the Owner when consent is given or revoked by electronic means

(d) In order to implement electronic voting, the Association may contract with an outside vendor or other party that provides electronic voting services. The Board shall use reasonable judgment to ensure that such vendor's services comply with the requirements of the HOA Act.

(e) At such time as the Association contracts with or otherwise arranges for a vendor to provide electronic voting services, or if the Association changes vendors, the Association or its agent shall notify the Owners who have consented to electronic voting, by electronic mail or U S. mail (or both), at the discretion of the Association, as to the identity of such vendor, including such contact or other information (including, but not limited to a vendor e-mail address or website), as the Association reasonably believes sufficient, to enable Owners to communicate directly with the vendor to engage in electronic voting.

(f) Owners who consent to vote by electronic means may still vote in person, if they choose, by paper means (use of proxies and ballots), or may send proxies to the Association by facsimile transmission or electronic mall, to the extent the Association otherwise receives and accepts proxies through such media. In the event of multiple votes cast by an Owner as to the same matter, the following priority shall prevail; (a) votes cast in person, (b) paper documents, (c) proxies sent by e-mail or facsimi1le transmission, and (d) on-line/internet/electronic votes.

(g) By signing or affirming the consent form attached as **Exhibit A** hereto, each Owner recognizes that the Association cannot control the practices of third parties regarding internet communications and use of the Owner's e-mail address. As such, and as a condition of the Association's agreement to permit electronic voting, each Owner who consents to electronic voting releases and waives any claim against the Association pertaining to such voting, including but not limited to the transmission or placement of "viruses," "malware," "spyware," "cookies," and the like, Each Owner who consents to electronic voting also consents to the Association's publication of their e-mail address, as well as other information (including necessary personal identifying information) to vendors or other third parties to the extent and as may be reasonably necessary to enable the use of electronic voting processes. Such information shall not be considered an Official Record of the Association and shall not be available for inspection unless otherwise required by applicable law.

(h) By signing or affirming the consent form attached as **Exhibit A** hereto, each Owner further recognizes that internet/electronic communications may be subject to failure, interruptions, or other problems due to a variety of reasons, including but not limited to Owner operator error, vendor system or server failures, "spam" blockers, power outages, and the like. As such, and as a condition of the Association's agreement to permit electronic voting, each Owner who consents to electronic voting releases and waives any claim or challenge to such voting, including but not limited to situations where an Owner vote was not received or counted by the Association due to no fault of the Board of the Association or management company.

4. Board of Directors.

(c) Number The affairs of the Association shall be managed by a Board consisting of no less than three (3) persons and no more than five (5) persons. Board members appointed by the Declarant need not be members of the Association, however, Board members elected by the members must be members of the Association. Pursuant to Section 720.307(2) of the HOA Act, Owners are entitled to elect one (1) member of the Board (the **"Pre-Turnover Director")** when fifty percent (50%) of all the Lots ultimately planned for COCOA VILLAGE BAY ESTATES are conveyed to Owners, provided the Owners exercise such right.

(d) Term of Office The term of office for the Pre-Turnover Director shall end at the next Annual Members Meeting after the Pre-Turnover Director's election, or on the date the Turnover election takes place (the **"Turnover Date"),** whichever occurs first. In the event that the Pre-Turnover Director's term expires at the Annual Members Meeting, a new Pre-Turnover Director shall be elected

by the Owners at the next Annual Members Meeting or on the Turnover Date, whichever occurs first, with the election process repeated thereafter until Turnover. Except with respect to the Pre-Turnover Director, the election of Directors shall take place after the Declarant no longer has the authority to appoint a majority Board and shall take place on the Turnover Date. On the Turnover Date, if all seven (7) Lots have been conveyed to Class A members, the members shall elect three (3) Directors: one (1) Director for a term of one (1) year, one (1) Director for a term two (2) years, and one (1) Director for a term of three (3) years. The candidates receiving the most votes shall be elected to office. Of such candidates receiving the most votes, the candidate with the most votes shall serve as the Director for three (3) years, the candidate receiving the second highest number of votes shall serve as Director for two (2) years, and the candidate receiving the least amount of votes shall serve as Director for one (1) year. However, if not all seven (7) lots have conveyed to Class A members only two (2) directors shall be elected and the Declarant shall maintain a Board Seat: one (1) Director appointed by the Declarant for a one year term, one Director elected for a two (2) year term, and one (1) Director elected for a three (3) year term. The Director elected with the highest number of votes shall serve for three (3) years and the Director elected with the second number highest number of votes shall serve for two (2) years. At each Annual Members Meeting thereafter, the members shall elect the appropriate number of Directors for a term of two (2) years. Each Director's respective term shall end upon the election of new Directors at the Annual Members Meeting (except that the term of any Director appointed by the Declarant shall extend until the date designated by the Declarant, or until the Turnover Date).

4.3 Removal. Any vacancy created by the resignation or removal of a Board member appointed by the Declarant may be replaced by the Declarant. The Declarant may replace or remove any Board member appointed by the Declarant in the Declarant's sole and absolute discretion. In the event of death or resignation of a Director elected by the members, the remaining Directors may fill such vacancy Directors may be removed with or without cause by the vote or agreement in writing of members holding a majority of the Voting Interests.

4.4 Compensation. No Director shall receive compensation for any service rendered as a Director to the Association, provided, however, any Director may be reimbursed for actual expenses incurred as a Director.

4.5 Action Taken Without a Meeting Except to the extent prohibited by law, the Board shall have the right to take any action without a meeting by obtaining the written approval of the required number of Directors. Any action so approved shall have the same effect as though taken at a meeting of Directors.

4.6 Appointment and Election of Directors Until the Turnover, the Declarant shall have the unrestricted power to appoint a majority of the Directors of the Association. Subject to the Declarant's right to appoint a Director as permitted by Section 720.307(3) of the HOA Act, from and after the expiration of the Turnover, or such earlier date determined by the Declarant in its sole and absolute discretion, the members shall elect Directors of the Association at or in conjunction with the Annual Members Meeting

4.7 Nomination. Prior to each election at which Owners are entitled to elect any of the Directors, the Board shall prescribe (and communicate to the members) the opening date and the closing date of a reasonable filing period **("Candidate filing period")** in which every eligible person who has an interest in serving as a Director may file as a candidate for such Director position. The Board may also appoint a Nominating Committee to make nominations for election of Directors to the Board. A Nominating Committee, if appointed, shall consist of a Chairman, who shall be a member of the Board of Directors, and two (2) or more members of the Association. Any Nominating Committee shall serve for a term of one (1) year or until its successors are appointed. In preparation for each election, the Nominating Committee,

if appointed, shall meet and make as many nominations for election to the Board as it shall in its discretion determine, but in no event less than the number of Directors' positions to be filled at such election. Any member may nominate himself or herself as a candidate by notice to the Nominating Committee (or to the Secretary if there is no Nominating Committee) within the Candidate Filing Period.

4.8 Election Each member may cast as many votes as the member has under the provisions of the Declaration, for each vacancy on which such member is entitled to vote. If the number of candidates nominated is equal to or less than the number of positions to be filled, then those candidates shall be deemed elected without the necessity of a vote. If the number of candidates nominated exceeds the number of positions to be filled, an election shall be held, and the person receiving the largest number of votes cast by the members (for each vacancy on which such members are entitled to vote) is elected Cumulative voting is not permitted. So long as required by Section 720.306(9) of the HOA Act, any election dispute between a member and the Association shall be resolved by mandatory binding arbitration with the Division of Florida Condominiums, Timeshares, and Mobile Homes in the Department of Business and Professional Regulation. Any challenge to the election process must be commenced within sixty (60) days after the election results are announced.

4 9 Remote Participation at Board Meetings The President may designate any Board of Directors meeting, whether regular or special, as one at which remote participation will be permitted. At such a remote participation Board of Directors meeting, some or all of the Board members may participate through any means of communication at the President's election by which all Board members participating may simultaneously hear each other during the Board meeting. Such a Board of Directors meeting shall be conducted in accordance with the following special rules for debate in remote participation in the Board of Directors meetings:

(a) A quorum shall exist m accordance with these Bylaws,

(b) Directors shall be provided an opportunity to be heard in the order and manner directed by the President,

(c) Members who are not Board members may attend as observers; and

(d) Minutes shall be taken.

At a remote participation Board of Directors meeting, the Association may transact its business, including but not limited to voting, with the same force and effect as at a Board meeting held without remote participation.

5. Meeting of Directors

5.1 Regular Meetings. Regular meetings of the Board shall be held on a schedule adopted by the Board from time to time. Meetings shall be held at such place and hour as may be fixed, from time to time, by resolution of the Board.

5.2 Special Meetings. Special meetings of the Board shall be held when called by the President, or by any two (2) Directors. Each Director shall be given not less than two (2)_days' notice except in the event of an emergency. Notice may be waived. Attendance shall be a waiver of notice. Telephone conference meetings are permitted.

5.3 Emergencies. In the event of an emergency involving immediate danger of injury or death to any person or damage to property, if a meeting of the Board cannot be immediately convened to determine a course of action, the President or, in his absence, any other officer or director, shall be

authorized to take such action on behalf of the Association as shall be reasonably required to appropriately respond to the emergency situation, including the expenditure of the Association funds in the minimum amount as may be reasonably required under the circumstances. The authority of officers to act in accordance herewith shall remain in effect until the first to occur of the resolution of the emergency situation or a meeting of the Board convened to act in response thereto.

5.4 Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting, at which a quorum is present, or in writing in lieu thereof, shall be an action of the Board. Directors may attend meetings via telephone, real-time videoconferencing, or similar real-time electronic or video communication. A Director's participation in a meeting via telephone, real-time videoconferencing, or similar real-time electronic or video communication counts toward a quorum, and such Director may vote as if physically present. A speaker must be used so that the conversation of Directors not physically present may be heard by the Board, as well as by any members present at the meeting. The Board may, by majority consent, permit members to attend Board meetings via telephone, real-time videoconferencing, or similar real-time electronic or video communication. A member participating in a meeting by this means is deemed to be present in person at the meeting.

5.5 Open Meetings. Meetings of the Board, and of any Committee of the Board, shall be open to all members.

5.6 Voting. Board members shall cast votes in the manner provided in the Florida Statutes. In the absence of a statutory provision, the Board shall establish the manner in which votes shall be cast.

5.7 Notice of Board Meetings. Notices of meetings of the Board shall be posted in a conspicuous place on the Common Areas at least 48 hours in advance, except in an event of an emergency. Alternatively, notice may be given to members in any other manner provided by Florida Statute, as amended from time to time. By way of example, and not of limitation, notice may be given in any newsletter distributed to the members. Written notice of Board meetings also may be provided when transmitted by any form of Electronic Transmission For the purposes of giving notice, the area for notices to be posted selected by the Board shall be deemed a conspicuous place. Notwithstanding anything to the contrary herein, notice of any meeting of the Board at which an Assessment will be levied must be provided to all members at least fourteen (14) days before the meeting, which notice shall include a statement that Assessments will be considered at the meeting and the nature of the Assessments In addition, notices of meetings of the Board shall specifically identify agenda items for the meeting.

5.8 Electronic or Video Attendance. The Board may, by majority consent, permit any directors to participate in a regular or special meeting by, or conduct the meeting through the use of, any means of communication by which all Directors participating may simultaneously hear each other during the meeting, such as telephone, real-time videoconferencing, or similar real-time electronic or video communication. A Director participating in a meeting by this means is deemed to be present in person at the meeting. Notwithstanding any provision herein to the contrary, the meeting must be held at a location that is accessible to a physically handicapped person if requested by a physically handicapped person who has a right to attend the meeting.

6. Powers and Duties of the Board.

6.1 Powers. The Board shall have, subject to the limitations and reservations set forth in the Declaration and Articles, the powers reasonably necessary to manage, operate, maintain and discharge

the duties of the Association, including, but not limited to, the power to cause Association to do the following:

6.1.1 General. Exercise all powers, duties and authority vested in or delegated to the Association by law and in these Bylaws, the Articles, and the Declaration, including without limitation, adopt budgets, levy Assessments, enter into contracts with Telecommunications Providers for Telecommunications Services.

6.1.2 Rules and Regulations. Adopt, publish, promulgate and enforce rules and regulations governing the use of COCOA VILLAGE BAY ESTATES by the members, tenants and their guests and invitees, and to establish penalties and/or fines for the infraction thereof subject only to the requirements of the Florida Statutes, if any.

6.1.3 Enforcement. Suspend the right of use of the Common Areas (other than for vehicular and pedestrian ingress and egress and for utilities) of a member during any period in which such member shall be in default in the payment of any Assessment or charge levied, or collected, by the Association.

6.1.4 Declare Vacancies. Declare the office of a member of the Board to be vacant in the event such member shall be absent from three (3) consecutive regular Board meetings.

6.1.5 Hire Employees and/or Independent Contractors Engage, on behalf of the Association, managers, independent contractors, or such other employees as it deems necessary, to prescribe their duties and delegate to such manager, contractor, etc., any or all of the duties and functions of the Association and/or its officers.

6.1 6 Common Areas. Acquire, sell, operate, lease, manage and otherwise trade and deal with property, real and personal, including the Common Areas, as provided in the Declaration, and with any other matters involving the Association or its members, on behalf of the Association or the discharge of its duties, as may be necessary or convenient for the operation and management of the Association and in accomplishing the purposes set forth in the Declaration.

6 1.7 Granting of Interest Grant licenses, easements, permits, leases, or privileges to any individual or entity, which affect Common Areas and to alter, add to, relocate or improve the Common Areas as provided in the Declaration.

6.1 8 Financial Reports Prepare all financial reports required by the Florida Statutes.

6.2 Vote. The Board shall exercise all powers so granted, except where the Declaration, Articles or these Bylaws specifically require a vote of the members.

6 3 Limitations Until the Turnover, the Declarant shall have and is hereby granted a right to disapprove or veto any such action, policy, or program proposed or authorized by the Association, the Board, the ACC, any committee of the Association, or the vote of the members This right may be exercised by the Declarant at any time within sixty (60) days following a meeting held pursuant to the terms and provisions hereof. This right to disapprove may be used to veto proposed actions but shall not extend to the requiring of any action or counteraction on behalf of the Association, the Board, the ACC or any committee of the Association.

7. Obligations of the Association. Association, subject to the provisions of the Declaration, Articles, and these Bylaws shall discharge such duties as necessary to operate the Association pursuant to the Declaration, including, but not limited to, the following:

7 1 Official Records. Maintain and make available all Official Records;

7.2 Supervision. Supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;

7 3 Assessments and Fines. Fix and collect the amount of the Assessments and fines, take all necessary legal action, and pay, or cause to be paid, all obligations of the Association or where the Association has agreed to do so, of the members; and

7.4 Enforcement. Enforce the provisions of the Declaration, Articles, these Bylaws, and Rules and Regulations.

8. Officers and Their Duties

8.1 Officers. The officers of this Association shall be a President, a Vice President, a Secretary, and a Treasurer.

8.2 Election of Officers. After the Turnover, and except as set forth herein, the election of officers shall be by the Board and shall take place at the first meeting of the Board following each Annual Members Meeting.

8.3 Term. The officers named in the Articles shall serve until their replacement by the Board. The officers of the Association shall hold office until their successors are appointed or elected unless such officer shall sooner resign, be removed, or otherwise disqualified to serve.

8.4 Special Appointment. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

8.5 Resignation and Removal. Any officer may be removed from office, with or without cause, by the Board. Any officer may resign at any time by giving written notice to the Board. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein. Acceptance of such resignation shall not be necessary to make it effective.

8.6 Vacancies. A vacancy in any office shall be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the replaced officer.

8.7 Multiple Offices. The office of President and Vice-President shall not be held by the same person. All other offices may be held by the same person.

8.8 Duties. The duties of the officers are as follows:

8.8.1 President. The President shall preside at all meetings of the Association and Board, sign all leases, mortgages, deeds and other written instruments and perform such other duties as may be required by the Board. The President shall be a member of the Board.

8.8.2 Vice President. The Vice President shall act in the place and stead of the President in the event of the absence, inability or refusal to act of the President, and perform such other duties as may be required by the Board.

8.8.3 Secretary. The Secretary shall record the votes and keep the Minutes of all meetings and proceedings of the Association and the Board; keep the corporate seal of the Association and affix it on all papers required to be sealed; serve notice of meetings of the Board and of the Association; keep appropriate current records showing the names of the members of the Association together with their addresses; and perform such other duties as required by the Board.

8.8.4 Treasurer. The Treasurer shall cause to be received and deposited in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by the Board; sign, or cause to be signed, all checks, and promissory notes of the Association; cause to be kept proper books of account and accounting records required pursuant to the provisions of Section 720.303 of the HOA Act cause to be prepared in accordance with generally accepted accounting principles all financial reports required by the Florida Statutes; and perform such other duties as required by the Board.

9. Committees.

9.1 General. The Board may appoint such committees as deemed appropriate. The Board may fill any vacancies on all committees.

9.2 ACC. The Declarant shall have the sole right to appoint the members of the ACC until the Community Completion Date. Upon expiration of the right of the Declarant to appoint members of the ACC, the Board shall appoint the members of the ACC. As provided under the Declaration, the Association shall have the authority and standing to seek enforcement in courts of competent jurisdiction any decisions of the ACC.

10. Records. The official records of the Association shall be available for inspection by any member at the principal office of the Association. Copies may be purchased, by a member, at a reasonable cost. The Association may comply with an official records request by making the records available to a member electronically via the Internet or by allowing the records to be viewed in electronic format on a computer screen and printed upon request. The Association must allow a member to use a portable device, including a smartphone, tablet, portable scanner, or any other technology capable of scanning or taking photographs, to make an electronic copy of the official records m lieu of the Association providing the member with a copy of such records. The Association may not charge a fee to a member for the use of a portable device.

11. Corporate Seal. The Association may have an Impression seal in circular form.

12. Amendments.

12 1 General Restrictions on Amendments Not withstanding any other provision herein to the contrary, no amendment to these Bylaws shall affect the rights of the Declarant unless such amendment receives the prior written consent of the Declarant which may be withheld for any reason whatsoever If the prior written approval of any governmental entity or agency having jurisdiction Is required by applicable law or governmental regulation for any amendment to these Bylaws, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until it is recorded in the Public Records.

12.2 Amendments Prior to the Turnover. Prior to the Turnover, the Declarant shall have the right to amend these Bylaws as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except as limited by applicable law as it exists and is effective on the date the Declaration is recorded in the Public Records or except as expressly set forth herein. The Declarant's right to amend under this provision is to be construed as broadly as possible. In the event the Association shall desire to amend these Bylaws prior to the Turnover, the Association must first obtain the Declarant's prior written consent to any proposed amendment. An amendment identical to that approved by the Declarant may be adopted by the Association pursuant to the requirements for amendments from and after the Turnover. Thereafter, the Declarant shall join in such identical amendment so that its consent to the same will be reflected in the Public Records.

12.3 Amendments From and After the Turnover After the Turnover, but subject to the general restrictions on amendments set forth above, these Bylaws may be amended with the approval of (i) a majority of the Board, and (ii) fifty-one percent (51%) of the Voting interests present in person or by proxy) at a duly called meeting of the members at which there is quorum. Notwithstanding the foregoing, these Bylaws may be amended after the Turnover by a majority of the Board acting alone to change the number of Directors on the Board and their respective terms. Such change shall not require the approval of the members. Any change in the number of Directors shall not take effect until the next Annual Members Meeting.

12.4 Compliance with HUD, FHA, VA, FNMA, GNMA and SFWMD. Prior to the Turnover, the Declarant shall have the right to amend these Bylaws, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SFWMD, or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Association, other Owners, or any other party shall be required or necessary to such amendment. After the Turnover Date, but subject to the general restrictions on amendments set forth above, the Board shall have the right to amend these Bylaws, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA,SFWMD or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or Joinder of the Owners, or any other party, shall be required or necessary to any such amendments by the Board. Any such amendments by the Board shall require the approval of a majority of the Board.

13. Conflict In the case of any conflict between the Articles and these Bylaws, the Articles shall control. In the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

14. Fiscal Year The first fiscal year shall begin on the date of incorporation and end on December 31st of that year. Thereafter, the fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year.

15. Miscellaneous.

15.1 Florida Statutes Whenever these Bylaws refers to the Florida Statutes, it shall be deemed to refer to the Florida Statutes as they exist and are effective on the date these Bylaws are recorded in the Public Records except to the extent provided otherwise in the Governing Documents as to any particular provision of the Florida Statutes.

15.2 Severability. Invalidation of any of the provisions of these Bylaws by Judgment or court order shall in no way affect any other provision, and the remainder of these Bylaws shall remain in full force and effect.

The foregoing Bylaws of COCOA VILLAGE BAY ESTATES Homeowners Association, Inc. were adopted by the Board of Directors as *of the date of filing the Articles of Incorporation for the Association.*

EXHIBIT A

CONSENT TO ELECTRONIC VOTING

The undersigned, being all the Owners, or the eligible voter(s) for the Home and Lot located at _____, of COCOA VILLAGE BAY ESTATES, hereby consent(s) in writing (by signing this form or agreeing to electronic voting by e-mail) to voting electronically at meetings for the COCOA VILLAGE BAY ESTATES Homeowners Association, Inc. ("Association") to the fullest extent permitted by law, pursuant to the provisions of the Bylaws of the Association.

My/Our e-mail address that will be used for electronic voting is: _____.

The undersigned hereby understand(s) and agree(s) that in order to be valid, this consent form must be on file with the Association or an equivalent affirmation on file with the service which conducts electronic voting no later than five (5) days prior to the meeting or election in which the Owner wishes to vote by electronic means.

All Owners of the Home and Lot or the eligible voter thereof, please complete and sign below.

By:_____
Printed Name:_____
Home/Lot Number· _____
Date _____

By:_____
Printed Name:_____
Home/Lot Number· _____
Date _____

EXHIBIT B

REVOCATION OF CONSENT TO ELECTRONIC VOTING

The undersigned, being all the Owners, or the eligible voter(s) for the Home and Lot located at _____, of COCOA VILLAGE BAY ESTATES, has/have previously consented to electronic voting at meetings for the COCOA VILLAGE BAY ESTATES Homeowners Association, Inc. ("Association"), as permitted by law by consent form dated _____, 20___, duly filed with the Association.

I/We hereby revoke my/our consent.

The undersigned hereby understand(s) and agree(s) that in order to be valid, this revocation of consent form must be on file with the Association or an equivalent affirmation on file with the service which conducts electronic voting no later than five (5) days prior to the meeting in which the Owner wishes to revoke consent to vote by electronic means.

All Owners of the Home and Lot or the eligible voter thereof, please complete and sign below.

By:_____
Printed Name:_____
Home/Lot Number· _____
Date _____

By:_____
Printed Name:_____
Home/Lot Number· _____
Date _____

EXHIBIT 4
PERMIT

PENDING

EXHIBIT 5

COMMON AREAS

PENDING

Tracts_____ and private conservation Easement Areas, of "Cocoa Village Bay Estates" according to the plat thereof as recorded in Plat Book _____, Page 72 of the Public Records of Brevard County, Florida.

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

INSTRUCTIONS: This notice shall be completed and submitted by persons proposing to construct projects permitted under the "General Permit for Construction of Water Main Extensions for Public Water Systems" in Rule 62-555.405, F.A.C. AT LEAST 30 DAYS BEFORE BEGINNING CONSTRUCTION OF A WATER MAIN EXTENSION PROJECT, complete and submit one copy of this notice to the appropriate Department of Environmental Protection (DEP) District Office or Approved County Health Department (ACHD) along with payment of the proper permit processing fee. (When completed, Part II of this notice serves as the preliminary design report for a water main extension project, and thus, it is unnecessary to submit a separate preliminary design report or drawings, specifications, and design data with this notice.) All information provided in this notice shall be typed or printed in ink. The DEP permit processing fee for projects requiring the services of a professional engineer during design is $650, and the DEP permit processing fee for projects not requiring the services of a professional engineer during design is $500.* Some ACHDs charge a county permit processing fee in addition to the DEP permit processing fee. Checks for permit processing fees shall be made payable to the Department of Environmental Protection or the appropriate ACHD. NOTE THAT A SEPARATE NOTIFICATION AND A SEPARATE PERMIT PROCESSING FEE ARE REQUIRED FOR EACH NON-CONTIGUOUS PROJECT.†

* *Except as noted in paragraphs 62-555.520(3)(a) and (b), F.A.C., projects shall be designed under the responsible charge of one or more professional engineers licensed in Florida.*

† *Non-contiguous projects are projects that are neither interconnected nor located nearby one another (i.e., on the same site, on adjacent streets, or in the same neighborhood).*

I. General Project Information

A. Name of Project: Cocoa Village Bay Estates

B. Description of Project and Its Purpose:

The 7-lot subdivision site occupying approximately 3.04-ac. The proposed project will require a (2) 6" x 6" Wet Tap with required fittings, one (1) near the Intersection of Dixon Blvd. and Indian River Dr. and second (2) on north end Indian River Dr. The proposed water main is approx. 960-LF of 8" PVC WM (DR18) that will be dedicated to the City of Cocoa. In addition, one (1) Fire Hydrant is proposed. Refer to Utility sheets C400 and C401.

C. Location of Project

1. County Where Project Located: Brevard County
2. Description of Project Location:

The project is located east of US RTE 1, near the intersection of Dixon Blvd. and Indian River Dr., in City of Cocoa jurisdiction.

D. Estimate of Cost to Construct Project: $80,000 preliminary opinions of probable costs

E. Estimate of Dates for Starting and Completing Construction of Project:

January 2026

F. Permittee

PWS/Company Name: Cocoa Village Bay Estates, LLC			PWS Identification No.:*
PWS Type:* ☒ Community ☐ Non-Transient Non-Community ☐ Transient Non-Community ☐ Consecutive			
Contact Person: Rodolfo Guerra		Contact Person's Title: Owner	
Contact Person's Mailing Address: 2333 Ponce de leon Blvd., Suite 630			
City: Coral Gables	State: FL		Zip Code: 33134
Contact Person's Telephone Number: 786-558-4485		Contact Person's Fax Number:	
Contact Person's E-Mail Address: rguerra@vertical-developments.com			

* *This information is required only if the permittee is a public water system (PWS).*

G. Public Water System (PWS) Supplying Water to Project

PWS Name: City of Cocoa			PWS Identification No.:
PWS Type: ☒ Community ☐ Non-Transient Non-Community ☐ Transient Non-Community ☐ Consecutive			
PWS Owner: City of Cocoa			
Contact Person: Jack Walsh		Contact Person's Title: Utilities Director	
Contact Person's Mailing Address: 351 Shearer Blvd.			
City: City of Cocoa	State: Florida		Zip Code: 32922
Contact Person's Telephone Number: 321-433-8797		Contact Person's Fax Number:	
Contact Person's E-Mail Address: utildevelopment@cocoafl.gov			

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Cocoa Village Bay Estates	Permittee: Cocoa Village Bay Estates, LLC

H. Public Water System (PWS) that Will Own Project After It Is Placed into Permanent Operation

PWS Name: City of Cocoa	PWS Identification No.:*	
PWS Type:* ☒ Community ☐ Non-Transient Non-Community ☐ Transient Non-Community ☐ Consecutive		
PWS Owner: City of Cocoa		
Contact Person: Jack Walsh	Contact Person's Title: Utilities Director	
Contact Person's Mailing Address: 351 Shearer Blvd.		
City: City of Cocoa	State: Florida	Zip Code: 32922
Contact Person's Telephone Number: 321-433-8797	Contact Person's Fax Number:	
Contact Person's E-Mail Address: utildevelopment@cocoafl.gov		

* *This information is required only if the owner/operator is an existing PWS.*

I. Professional Engineer(s) or Other Person(s) in Responsible Charge of Designing Project*

Company Name: MEI Partners, LLC		
Designer(s): Richard A. Campanale, PE	Title(s) of Designer(s): Senior Project Manager	
Qualifications of Designer(s): ☒ Professional Engineer(s) Licensed in Florida – License Number(s): 54745 ☐ Public Officer(s) Employed by State, County, Municipal, or Other Governmental Unit of State† ☐ Plumbing Contractor(s) Licensed in Florida – License Number(s):^		
Mailing Address of Designer(s): 1035 S. Semoran Blvd., Suite 1029		
City: Winter Park	State: Florida	Zip Code: 32792
Telephone Number of Designer(s): 321-203-2852	Fax Number of Designer(s): 321-203-2948	
E-Mail Address(es) of Designer(s): richardc@mei-partners.com		

* *Except as noted in paragraphs 62-555.520(3)(a) and (b), F.A.C., projects shall be designed under the responsible charge of one or more professional engineers licensed in Florida.*

† *Attach a detailed construction cost estimate showing that the cost to construct this project is $10,000 or less.*

^ *Attach documentation showing that this project will be installed by the plumbing contractor(s) designing this project, documentation showing that this project involves a public water system serving a single property and fewer than 250 fixture units, and a detailed construction cost estimate showing that the cost to construct this project is $50,000 or less.*

II. Preliminary Design Report for Project*

A. Service Area, Water Use, and Service Pressure Information

1. Design Type and Number of Service Connections, and Average Daily Water Demands and Maximum-Day Water Demands, in the Entire Area to Be Served by the Water Mains Being Constructed Under this Project:

A = Type of Service Connection	B = Number of Service Connections	C = Average Daily Water Demand Per Service Connection, gpd	D = Total Average Daily Water Demand[a], gpd (Columns BxC for Residential Service Connections)	E = Total Maximum-Day Water Demand[b], gpd
Single-Family Home	7	309	2163	3800
Mobile Home			0	
Apartment			0	
Commercial, Institutional, or Industrial Facility[a]				
Total	7		2163	3800

a. Description of Commercial, Institutional, or Industrial Facilities and Explanation of Method(s) Used to Estimate Average Daily Water Demand for These Facilities:

ADF = (7 Residential Units, per Fixture Units)= 8.16 ERU x 265-GPD = 2,163-GPD
MDF = ADFx 2 = 4,326-GPD; PHF = ADF x 4 = 8.652-GPD.

b. Explanation of Peaking Factor(s) or Method(s) Used to Estimate Maximum-Day Water Demand:

Peaking Factor of 4.

2. Explanation of Peaking Factor(s) or Method(s) Used to Estimate Design Peak-Hour Water Demand and, for Small Water Systems that Use Hydropneumatic Tanks or that Are Not Designed to Provide Fire Protection, Peak Instantaneous Water Demand:

   Peak Hour Flow and Factor per City of Cocoa LDC.

3. Design Fire-Flow Rate and Duration:
   NFPA: Construction Type V (000), NFF = 2,000-GPM for 2 Hours
4. Design Service Pressure Range:
   20-PSI TO 45-PSI

B. Project Site Information

1. ATTACH A SITE PLAN OR SKETCH SHOWING THE SIZE AND APPROXIMATE LOCATION OF NEW OR ALTERED WATER MAINS, SHOWING THE APPROXIMATE LOCATION OF HYDRANTS, VALVES, METERS, AND BLOW-OFFS IN SAID MAINS, AND SHOWING HOW SAID MAINS CONNECT TO THE PUBLIC WATER SYSTEM SUPPLYING WATER FOR THE PROJECT.
2. Description of Any Areas Where New or Altered Water Mains Will Cross Above or Under Surface Water or Be Located in Soil that Is Known to Be Aggressive:

   N/A

C. Information About Compliance with Design and Construction Requirements

1. If this project is being designed to comply with the following requirements, initial in ink before the requirements. If any of the following requirements do <u>not</u> apply to this project or if this project includes exceptions to any of the following requirements as allowed by rule, mark "X" before the requirements and complete Part II.C.2 below. *RSWW = Recommended Standards for Water Works* as incorporated into Rule 62-555.330, F.A.C.

   RAC a. This project is being designed to keep existing water mains and service lines in operation during construction or to minimize interruption of water service during construction. [*RSWW* 1.3.a; exceptions allowed under FAC 62-555.330]

   RAC b. All pipe, pipe fittings, pipe joint packing and jointing materials, valves, fire hydrants, and meters installed under this project will conform to applicable American Water Works Association (AWWA) standards. [FAC 62-555.320(21)(b), *RSWW* 8.0, and AWWA standards as incorporated into FAC 62-555.330; exceptions allowed under FAC 62-555.320(21)(c)]

   RAC c. All public water system components, excluding fire hydrants, that will be installed under this project and that will come into contact with drinking water will conform to NSF International Standard 61 as adopted in Rule 62-555.335, F.A.C., or other applicable standards, regulations, or requirements referenced in paragraph 62-555.320(3)(b), F.A.C. [FAC 62-555.320(3)(b); exceptions allowed under FAC 62-555.320(3)(d)]

   RAC d. All pipe and pipe fittings installed under this project will contain no more than 8.0% lead, and any solder or flux used in this project will contain no more than 0.2% lead. [FAC 62-555.322]

   RAC e. All pipe and pipe fittings installed under this project will be color coded or marked in accordance with subparagraph 62-555.320(21)(b)3, F.A.C., using blue as a predominant color. (Underground plastic pipe will be solid-wall blue pipe, will have a co-extruded blue external skin, or will be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; and underground metal or concrete pipe will have blue stripes applied to the pipe wall. Pipe striped during manufacturing of the pipe will have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90-degree intervals around the pipe, and that will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint will be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipe with an internal diameter of 24 inches or greater, tape or paint will be applied in continuous lines along each side of the pipe as well as along the top of the pipe. Aboveground pipe will be painted blue or will be color coded or marked like underground pipe.) [FAC 62-555.320(21)(b)3]

   RAC f. All new or altered water mains included in this project are sized after a hydraulic analysis based on flow demands and pressure requirements. ATTACH A HYDRAULIC ANALYSIS JUSTIFYING THE SIZE OF ANY NEW OR ALTERED WATER MAINS WITH AN INSIDE DIAMETER OF LESS THAN THREE INCHES. [FAC 62-555.320(21)(b) and *RSWW* 8.1]

RAC g. The inside diameter of new or altered water mains that are included in this project and that are being designed to provide fire protection and serve fire hydrants will be at least six inches. [FAC 62-555.320(21)(b) and *RSWW* 8.1.2]

RAC h. New or altered water mains that are included in this project and that are not being designed to carry fire flows do not have fire hydrants connected to them. [FAC 62-555.320(21)(b) and *RSWW* 8.1.5]

RAC i. This project is being designed to minimize dead-end water mains by making appropriate tie-ins where practical. [FAC 62-555.320(21)(b) and *RSWW* 8.1.6.a]

RAC j. New or altered dead-end water mains included in this project will be provided with a fire or flushing hydrant or blow-off for flushing purposes. [FAC 62-555.320(21)(b) and *RSWW* 8.1.6.b]

RAC k. Sufficient valves will be provided on new or altered water mains included in this project so that inconvenience and sanitary hazards will be minimized during repairs. [FAC 62-555.320(21)(b) and *RSWW* 8.2]

RAC l. New or altered fire hydrant leads included in this project will have an inside diameter of at least six inches and will include an auxiliary valve. [FAC 62-555.320(21)(b) and *RSWW* 8.3.3]

RAC m. All fire hydrants that will be installed under this project and that will have unplugged, underground drains will be located at least three feet from any existing or proposed storm sewer, stormwater force main, pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., or vacuum-type sanitary sewer; at least six feet from any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-10, F.A.C.; and at least ten feet from any existing or proposed "on-site sewage treatment and disposal system." [FAC 62-555.314(4)]

RAC n. At high points where air can accumulate in new or altered water mains included in this project, provisions will be made to remove the air by means of air relief valves, and automatic air relief valves will not be used in situations where flooding of the valve manhole or chamber may occur. [FAC 62-555.320(21)(b) and *RSWW* 8.4.1]

RAC o. The open end of the air relief pipe from all automatic air relief valves installed under this project will be extended to at least one foot above grade and will be provided with a screened, downward-facing elbow. [FAC 62-555.320(21)(b) and *RSWW* 8.4.2]

RAC p. New or altered chambers, pits, or manholes that contain valves, blow-offs, meters, or other such water distribution system appurtenances and that are included in this project will not be connected directly to any sanitary or storm sewer, and blow-offs or air relief valves installed under this project will not be connected directly to any sanitary or storm sewer. [FAC 62-555.320(21)(b) and *RSWW* 8.4.3]

RAC q. New or altered water mains included in this project will be installed in accordance with applicable AWWA standards or in accordance with manufacturers' recommended procedures. [FAC 62-555.320(21)(b), *RSWW* 8.5.1, and AWWA standards as incorporated into FAC 62-555.330]

RAC r. A continuous and uniform bedding will be provided in trenches for underground pipe installed under this project; backfill material will be tamped in layers around underground pipe installed under this project and to a sufficient height above the pipe to adequately support and protect the pipe; and unsuitably sized stones (as described in applicable AWWA standards or manufacturers' recommended installation procedures) found in trenches will be removed for a depth of at least six inches below the bottom of underground pipe installed under this project. [FAC 62-555.320(21)(b), *RSWW* 8.5.2]

RAC s. All water main tees, bends, plugs, and hydrants installed under this project will be provided with thrust blocks or restrained joints to prevent movement. [FAC 62-555.320(21)(b) and *RSWW* 8.5.4]

RAC t. New or altered water mains that are included in this project and that will be constructed of asbestos-cement or polyvinyl chloride pipe will be pressure and leakage tested in accordance with AWWA Standard C603 or C605, respectively, as incorporated into Rule 62-555.330, F.A.C., and all other new or altered water mains included in this project will be pressure and leakage tested in accordance with AWWA Standard C600 as incorporated into Rule 62-555.330. [FAC 62-555.320(21)(b)1 and AWWA standards as incorporated into FAC 62-555.330]

RAC u. New or altered water mains, including fire hydrant leads and including service lines that will be under the control of a public water system and that have an inside diameter of three inches or greater, will be disinfected and bacteriologically evaluated in accordance with Rule 62-555.340, F.A.C. [FAC 62-555.320(21)(b)2 and FAC 62-555.340]

RAC v. New or altered water mains that are included in this project and that will be installed in areas where there are known aggressive soil conditions will be protected through use of corrosion-resistant water main materials, through encasement of the water mains in polyethylene, or through provision of cathodic protection. [FAC 62-555.320(21)(b) and *RSWW* 8.5.7.d]

RAC w. New or relocated, underground water mains included in this project will be laid to provide a horizontal distance of at least three feet between the outside of the water main and the outside of any existing or proposed vacuum-type sanitary sewer, storm sewer, stormwater force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.; a horizontal distance of at least six feet between the outside of the water main and the outside of any existing or proposed gravity-type sanitary sewer (or a horizontal distance of at least three feet between the outside of the water main and the outside of any existing or proposed gravity-type sanitary sewer if the bottom of the water main will be laid at least six inches above the top of the sewer); a horizontal distance of at least six feet between the outside of the water main and the outside of any existing or proposed pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.; and a horizontal distance of at least ten feet between the outside of the water main and all parts of any existing or proposed "on-site sewage treatment and disposal system." [FAC 62-555.314(1); exceptions allowed under FAC 62-555.314(5)]

RAC x. New or relocated, underground water mains that are included in this project and that will cross any existing or proposed gravity- or vacuum-type sanitary sewer or storm sewer will be laid so the outside of the water main is at least six inches above the other pipeline or at least 12 inches below the other pipeline; and new or relocated, underground water mains that are included in this project and that will cross any existing or proposed pressure-type sanitary sewer, wastewater or stormwater force main, or pipeline conveying reclaimed water will be laid so the outside of the water main is at least 12 inches above or below the other pipeline. [FAC 62-555.314(2); exceptions allowed under FAC 62-555.314(5)]

RAC y. At the utility crossings described in Part II.C.1.w above, one full length of water main pipe will be centered above or below the other pipeline so the water main joints will be as far as possible from the other pipeline or the pipes will be arranged so that all water main joints are at least three feet from all joints in vacuum-type sanitary sewers, storm sewers, stormwater force mains, or pipelines conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., and at least six feet from all joints in gravity- or pressure-type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C. [FAC 62-555.314(2); exceptions allowed under FAC 62-555.314(5)]

X z. New or altered water mains that are included in this project and that will cross above surface water will be adequately supported and anchored, protected from damage and freezing, and accessible for repair or replacement. [FAC 62-555.320(21)(b) and *RSWW* 8.7.1]

X aa. New or altered water mains that are included in this project and that will cross under surface water will have a minimum cover of two feet. [FAC 62-555.320(21)(b) and *RSWW* 8.7.2]

X bb. New or altered water mains that are included in this project and that will cross under surface water courses greater than 15 feet in width will have flexible or restrained, watertight pipe joints and will include valves at both ends of the water crossing so the underwater main can be isolated for testing and repair; the aforementioned isolation valves will be easily accessible and will not be subject to flooding; the isolation valve closest to the water supply source will be in a manhole; and permanent taps will be provided on each side of the isolation valve within the manhole to allow for insertion of a small meter to determine leakage from the underwater main and to allow for sampling of water from the underwater main. [FAC 62-555.320(21)(b) and *RSWW* 8.7.2]

RAC cc. This project is being designed to include proper backflow protection at those new or altered service connections where backflow protection is required or recommended under Rule 62-555.360, F.A.C., or in *Recommended Practice for Backflow Prevention and Cross-Connection Control*, AWWA Manual M14, as incorporated into Rule 62-555.330, F.A.C.; or the public water system that will own this project after it is placed into operation has a cross-connection control program requiring water customers to install proper backflow protection at those service connections where backflow protection is required or recommended under Rule 62-555.360, F.A.C., or in AWWA Manual M14. [FAC 62-555.360 and AWWA Manual M14 as incorporated into FAC 62-555.330]

RAC dd. Neither steam condensate, cooling water from engine jackets, nor water used in conjunction with heat exchangers will be returned to the new or altered water mains included in this project. [FAC 62-555.320(21)(b) and *RSWW* 8.8.2]

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Cocoa Village Bay Estates	Permittee: Cocoa Village Bay Estates, LLC

2. Explanation for Requirements Marked "X" in Part II.C.1 Above, Including Justification, Documentation, Assurances, and/or Alternatives as Required by Rule for Exceptions to Requirements in Part II.C.1:

II.C.1. z through bb - N/A to this project. Water mains are not crossing the surface waters.

I completed Part II of this notice, and the information provided in Part II and on the attachment(s) to Part II is true and accurate to the best of my knowledge and belief.

Signature, Seal, and Date of Professional Engineer (PE) or Signature and Date of Other Person in Responsible Charge of Designing Project:*	Signature, Seal, and Date of Professional Engineer (PE) or Signature and Date of Other Person in Responsible Charge of Designing Project:*
RICHARD A. CAMPANALE LICENSE No. 54745 STATE OF FLORIDA PROFESSIONAL ENGINEER Digitally signed by Richard A Campanale Date: 2025.10.29 09:25:01 -04'00'	
Printed/Typed Name: Richard A. Campanale, PE	Printed/Typed Name:
License Number of PE or License Number or Title of Other Person in Responsible Charge of Designing Project:* 54745	License Number of PE or License Number or Title of Other Person in Responsible Charge of Designing Project:*
Portion of Preliminary Design Report for Which Responsible: Complete	Portion of Preliminary Design Report for Which Responsible:

* *Except as noted in paragraphs 62-555.520(3)(a) and (b), F.A.C., projects shall be designed under the responsible charge of one or more PEs licensed in Florida. If this project is being designed under the responsible charge of one or more PEs licensed in Florida, Part II of this notice shall be completed, signed, sealed, and dated by the PE(s) in responsible charge. If this project is <u>not</u> being designed under the responsible charge of one or more PEs licensed in Florida, Part II shall be completed, signed, and dated by the person(s) in responsible charge of designing this project.*

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Cocoa Village Bay Estates	Permittee: Cocoa Village Bay Estates, LLC

III. Certifications

A. Certification by Permittee

I am duly authorized to sign this notice on behalf of the permittee identified in Part I.F of this notice. I certify that, to the best of my knowledge and belief, this project complies with Chapter 62-555, F.A.C. I also certify that construction of this project has not begun yet and that, to the best of my knowledge and belief, this project does not include any of the following construction work:

- construction of water mains conveying raw or partially treated drinking water;
- construction of drinking water treatment, pumping, or storage facilities or conflict manholes;
- construction of water mains in areas contaminated by low-molecular-weight petroleum products or organic solvents;
- construction of an interconnection between previously separate public water systems or construction of water mains that create a "new system" as described under subsection 62-555.525(1), F.A.C.; or
- construction of water mains that will remain dry following completion of construction.

(A specific construction permit is required for each project involving any of the above listed construction work.)

I understand that, if this project is designed under the responsible charge of one or more professional engineers (PEs) licensed in Florida, the permittee must retain a Florida-licensed PE to take responsible charge of inspecting construction of this project for the purpose of determining in general if the construction proceeds in compliance with the Department of Environmental Protection construction permit, including the approved preliminary design report, for this project. I understand that the permittee must have complete record drawings prepared for this project. I also understand that the permittee must submit a certification of construction completion to the Department and obtain written approval, or clearance, from the Department before the permittee places this project into operation for any purpose other than disinfection or testing for leaks.

Signature and Date	Printed or Typed Name	Title
10/6/25	Rodolfo Guerra	COO/Manager

B. Certification by PWS Supplying Water to Project

I am duly authorized to sign this notice on behalf of the PWS identified in Part I.G of this notice. I certify that said PWS will supply the water necessary to meet the design water demands for this project. As indicated below, the water treatment plant(s) to which this project will be connected has(have) the capacity necessary to meet the design water demands for this project, and I certify that all other PWS components affected by this project also have the capacity necessary to meet the design water demands for this project. I certify that said PWS is in compliance with applicable planning requirements in Rule 62-555.348, F.A.C.; applicable cross-connection control requirements in Rule 62-555.360, F.A.C.; and to the best of my knowledge and belief, all other applicable rules in Chapters 62-550, 62-555, and 62-699, F.A.C.; furthermore, I certify that, to the best of my knowledge and belief, said PWS's connection to this project will not cause said PWS to be in noncompliance with Chapter 62-550 or 62-555, F.A.C. I also certify that said PWS has reviewed the preliminary design report for this project and that said PWS considers the connection(s) between this project and said PWS acceptable as designed.

- Name(s) of Water Treatment Plant(s) to Which this Project Will Be Connected:

- Total Permitted Maximum Day Operating Capacity of Plant(s), gpd: _____
- Total Maximum Day Flow at Plant(s) as Recorded on Monthly Operating Reports During Past 12 Months, gpd:

_____

Signature and Date	Printed or Typed Name	Title

C. Certification by PWS that Will Own Project After It Is Placed into Permanent Operation

I am duly authorized to sign this notice on behalf of the PWS identified in Part I.H of this notice. I certify that said PWS will own this project after it is placed into permanent operation. I also certify that said PWS has reviewed the preliminary design report for this project and that said PWS considers this project acceptable as designed.

Signature and Date	Printed or Typed Name	Title

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Cocoa Village Bay Estates	Permittee: Cocoa Village Bay Estates, LLC

D. Certification by Professional Engineer(s) in Responsible Charge of Designing Project*

I, the undersigned professional engineer licensed in Florida, am in responsible charge of designing this project. I certify that, to the best of my knowledge and belief, the design of this project complies with Chapter 62-555, F.A.C. I also certify that, to the best of my knowledge and belief, this project is not being designed to include any of the following construction work:

- construction of water mains conveying raw or partially treated drinking water;
- construction of drinking water treatment, pumping, or storage facilities or conflict manholes;
- construction of water mains in areas contaminated by low-molecular-weight petroleum products or organic solvents;
- construction of an interconnection between previously separate public water systems or construction of water mains that create a "new system" as described under subsection 62-555.525(1), F.A.C.; or
- construction of water mains that will remain dry following completion of construction.

(A specific construction permit is required for each project involving any of the above listed construction work.)

Signature, Seal, and Date:	Signature, Seal, and Date:
RICHARD A. CAMPANALE LICENSE No. 54745 STATE OF FLORIDA PROFESSIONAL ENGINEER Digitally signed by Richard A Campanale Date: 2025.10.29 09:24:27 -04'00'	
Printed/Typed Name: Richard A. Campanale, PE	Printed/Typed Name:
License Number: 54745	License Number:
Portion of Preliminary Design Report for Which Responsible: Complete	Portion of Preliminary Design Report for Which Responsible:

* *Except as noted in paragraphs 62-555.520(3)(a) and (b), F.A.C., projects shall be designed under the responsible charge of one or more professional engineers (PEs) licensed in Florida. If this project is being designed under the responsible charge of one or more PEs licensed in Florida, Part III.D of this notice shall be completed by the PE(s) in responsible charge. If this project is not being designed under the responsible charge of one or more PEs licensed in Florida, Part III.D does not have to be completed.*

MEI PN: 149001 October 29, 2025

Planning and Zoning Manager
City of Cocoa – Community Services Department
Planning & Zoning Division
65 Stone Street, Cocoa, Florida 32922

Project Name: Cocoa Village Bay Estates Subdivision Development
Project Number: PZ23-00100001
Subject: Floodplain Impact Analysis

Pursuant to the City of Cocoa Comprehensive Plan adopted by Ordinance 13-2019, the Conservation Element specific to Policy 12.1.6.4 describes the order to reduce adverse consequences of floodplain development and simultaneously encourages the conservation of natural habitat. In general, the City's floodplain ordinance is to preserve the natural function of floodplains when practical and to demonstrate compensatory storage for fill placed within the floodplain. The proposed development located within the Indian River flood hazard area has considered the adverse consequences of cut and fill in the floodplain or floodway, the 100-year Pre-Project verse Post-Project discharge volumes into Indian River, and the protection and preservation of natural habitat in accordance with the Comprehensive Plan.

The subject development located near the intersection of Dixon Boulevard and Indian River Drive has a long history of reviews and permitting dating back to 2012. In general, the Cocoa Village Bay Estates Subdivision project (FKA River Shores of Cocoa) has original permit approvals from the U.S. Army Corp (SAJ-2012-00787 SP-JSC, Dated August 16, 2024) and original SJRWMD (ERP 130146-2, Dated April 10, 2018). In addition, the original subdivision review by the City of Cocoa for the subject property was under review by City Staff dating back to November of 2012. For compliance, the project has been redesigned with modifications to meet updated codes and permitting with SJRWMD. Currently, environmental permitting with SJRWMD is under review for natural wetland habitat impacts and to meet the 50% additional treatment volume requirements within Indian River. The current subdivision layout remains consistent with the original plan that has approval from the ACOE, and its establishment of adjacent conservation areas.

The following analysis will demonstrate compliance for the preservation of natural wetland habitat, the assessment of floodplain management impacts with modeling to demonstrate a reduction of post 100-year discharge volumes into Indian River and proposed economic feasibility assessment for the development area.

Natural Habitat Preservation

A comprehensive approach for habitat and wetland preservation has been performed by Modica & Associates (MA) to demonstrate compliance with City of Cocoa Policy and SJRWMD Wetland Impact Regulations. MA staff are environmental experts and have been working directly with SJRWMD and ACOE staff to prepare the mitigation plan and conservation area location for the project.

MA staff have prepared several documents to report findings and respond to comments from City, SJRWMD, and ACOE for review and approval. The documents include-

- Cocoa Village Estates – Ecological Site Assessment, dated December 2024
- Cocoa Village Estates – Environmental Resource Permit Application – February 2025 (Updates)
- Cocoa Village Estates – Brevard County, Florida – Gopher Tortoise Survey, date June 2025

In response to Policy Objectives, a detailed explanation is provided in the Ecological Site Assessment with the project site consisting of approximately 75% wetlands, all located along Indian River Boulevard. The project site contains approximately 1.19-ac of uplands, with 0.278-ac of undevelopable uplands along the Indian River, and 0.70-ac along the western property boundary. All available uplands within the eastern portion of the project site (0.912-ac) are being utilized for development. Approximately 0.70-ac of uplands are located along the western property boundary; however, shifting the entire development towards the western property boundary will substantially impact quality habitat and wetland systems. Please refer to Figure 4 – Land Use Map attached and provided in the environmental documents uploaded for review.

In addition, the uplands and wetlands along the eastern property boundary are of low quality, with the uplands consisting solely of Brazilian pepper and the wetlands dominated by nuisance/exotic species (631, Wetland Scrub). The low-quality wetlands and uplands along the eastern property boundary are not conducive for long-term function and are producing a nuisance/exotic seed source for not only the onsite wetlands and uplands but also for offsite systems. Furthermore, the wetlands and uplands would not be acceptable for mitigation due to the dominance of nuisance/exotic species. It is unlikely that the wetlands and uplands along the eastern property boundary could meet success criteria with less than 5% coverage of nuisance/exotic species; therefore, the risk associated with using this area as mitigation would be too high and unacceptable by the regulatory agencies. The inability to utilize any remaining onsite wetlands or uplands for mitigation would impact the financial viability of the project in addition to eliminating the long-term management of the remaining onsite wetlands and uplands. The most ecologically sound option for site development is to impact the poor-quality uplands and wetlands along the eastern property boundary and preserve the higher quality wetlands and uplands in the west, which will provide greater long term habitat function. The

proposed development plan including the SJRWMD and ACOE approved wetland mitigation plan demonstrates compliance with City Policy and SJRWMD/ACOE regulations.

Floodplain Management Impact Analysis

Regarding the floodway management analysis, MEI will demonstrate no net increase of offsite flooding volumes directly entering Indian River due to a reduction of runoff from the post-developed site. The post-runoff volumes will be less than or equal to the pre-runoff volumes for the 100-year event. The pre-development site contributing area (3.04-ac), which is comparable to the amount of post-development subdivision area, is considered an exporter basin of contributing runoff to the river. An exporter basin is described by water management districts as the positive runoff volume is greater than available storage within a basin/development contributing to a floodplain conveyance system. The pre-development area discharges directly into the river approximately 152,252-cf or 3.5 ac-ft of volume from the 100-year event. For informational purposes, the pre-development modeling analysis included the storage within the wetland areas along the eastern portion of the property. The post-development site discharges combined from Ponds SMF-1 and SMF-2 are approximately 110,731-cf or 2.5 ac-ft. The volume reduction is approximately 1.0 ac-ft or 28.5% which will effectively cause a reduction or no net increase in the flood waters within the floodway of Indian River, which is a benefit to the surrounding area.

Based on the watershed modeling efforts of the 100-year storm event, MEI has modeled the overall upgradient watershed to demonstrate a reduction of runoff volume from the entire contributing watershed approximately (19.25-ac) for the 100-year event. The pre-project discharge volume is approximately 493,314-cf or 11.3 ac-ft. The post-project discharge volume is approximately 441,518-cf or 10.1 ac-ft, which is less and effectively reduces the contributing volume to Indian River. The modeling efforts demonstrate upland contributing flood waters are attenuated by the proposed conservation area and pond facilities causing an overall reduction in runoff volume and therefore no adverse impact to the floodway of Indian River.

For informational purposes, the Geotechnical Report prepared by ECS Florida, LLC titled "Proposed Cocoa Village Bay Estates" dated August 17, 2022, and recent wetland inspection visits performed by SJRWMD and Modica & Associates indicates the seasonal high groundwater levels at approximately elevation 1.95-ft. The FIRM Flood Map 12009C0340H, effective date January 29, 2021, shows Zone AE with a AE Base Flood Elevation 3.0-ft. The compensatory volume within the floodway caused by the post-development conditions is approximately 2.4 ac-ft between the seasonal high water levels and base flood elevation, however in lieu of compensatory storage the project will not impact or cause offsite flooding with the reduction of discharge volume during the 100-year storm event.

In addition, the City of Cocoa has acknowledged the stormwater quality discharging directly into the river and flooding at the intersection of Indian River Drive and Dixon Boulevard in a report titled "Indian River Drive and Dixon Boulevard Intersection Improvements", prepared by Mead & Hunt dated September 9, 2022. The proposed intersection improvements contain options for drainage improvements and elevating the public roadway at the intersection above base flood elevation 3.0-ft, which will effectively impact the floodway conditions. The proposed estates project will alleviate and/or reduce floodwater volumes and provide stormwater treatment prior to discharging into Indian River.

The contributing watershed analysis and modeling demonstrates practical measures implemented to satisfy the City's Comprehensive Policy. The City's independent Floodplain Management team (Geosyntec Consultants) has reviewed and approved the practical measures of volume reduction to Indian River. MEI had many discussions with Public Works Director regarding this method of exporting less volume to the Indian River, which has been accepted with no additional comments. For additional information during the review process, the floodplain management review team has made similar decisions at other developments, regarding the applicant shall in lieu of flood compensation, demonstrate the proposed project does not impact or cause offsite flooding by performing a detailed drainage study of the surrounding watershed. Please refer to the updated hydrologic and hydraulic Drainage Report provided to SJRWMD and City of Cocoa.

Outreach Program

Based on the Outreach Program spearheaded by Land Development Strategies, the surrounding community has been contacted for feedback about the proposed Cocoa Village Bay Estates project. The common thread from the community included increased runoff downstream from U.S. 1 expansion, groundwater levels saturating yards from upgradient groundwater flow, and Indian River Drive at times being inundated during storm events. The proposed project will effectively manage and reduce the overflow volumes from the on-site wetland systems across Indian River Drive that ultimately drains directly into river.

Economic Feasibility Analysis

MEI has reviewed potential options to lessen the floodplain impact and/or create no net increase to the base flood elevations within Indian River. The team has developed an Economic Feasibility Analysis which includes the following-

No Development Alternative –
Eliminating development on the affected estate lots would result in the loss of seven (7) single-family homes, which are projected to sell at approximately $2 million each. This represents a

direct loss of $14 million in private investment and an immediate financial impact to the property owner. Further –

- The estimated construction value of $8 million would be removed from the local economy;
- The City would forgo approximately $210,000 annually in ad valorem property tax revenue (assuming an average millage rate of 1.5%);
- Additional revenue from permit fees, impact fees, and utility connections would be lost;
- The local construction industry would miss out on valuable work opportunities, with a ripple effect across subcontractors, suppliers, and service providers. While the City must weigh environmental considerations, this alternative would result in significant economic loss for both the public and private sectors.

Use of Conservation/Preservation Tract –
An alternative approach would involve utilizing the 1.06-acre upland preservation tract for compensatory floodplain storage. While technically feasible, this option presents considerable challenges—

- The tract contains environmentally sensitive uplands with elevations ranging from 5 to 8 feet. Creating compensatory storage would require excavation to 2 feet, affecting most of the preserved area;
- This might trigger the need for new or amended permits from the U.S. Army Corps of Engineers and SJRWMD, a process that could take approximately 12 to 18 months or more with no guarantee of approval;
- Altering this tract may reduce its conservation value and conflict with previous environmental commitments/permits, potentially creating additional review requirements or mitigation costs. Given these factors, this option introduces uncertainty and delays that would place the overall development timeline at risk.

Offsite Compensatory Storage –
MEI has also evaluated nearby parcels for potential offsite compensatory floodplain storage. Unfortunately, this option does not appear viable due to the following –

- A lack of suitable, undeveloped land in the vicinity that is not already within existing wetlands or floodplain zones;
- Environmental constraints, including protected areas and existing hydrological features;
- The complexity of acquiring and permitting an offsite location, which would likely require easements, maintenance responsibilities, and coordination across jurisdictions.

Delay-Related Costs and Market Risk –
Delays associated with redesign, re-permitting, or significant plan modifications would result in ongoing carrying costs, including taxes, interest, and insurance. The time loss will be substantial with approximately 18-24 months of delays just to re-permitting. Prolonged delays could also expose the project to changing market conditions, interest rate shifts, and material cost escalation, all of which could affect feasibility. Extended review cycles may also limit contractor availability or disrupt construction scheduling.

Regulatory Certainty and Investment Confidence –
Cocoa Village Estates has already secured approvals from federal and state agencies, and the project has a long entitlement history with the City. MEI has worked diligently to comply with all applicable requirements dated back to early 2022, and the project has been redesigned to meet both regulatory and engineering standards. Ensuring regulatory consistency and clear expectations encourages continued private investment in the City and helps maintain confidence in its development process.

High-Value Residential Investment and Fiscal Benefit –
The homes proposed for Cocoa Village Estates are designed for sale at approximately $2 million each, contributing meaningfully to the City's long-term economic health. Key benefits include –

- A low demand on public services compared to higher-density development;
- Economic stimulus through the construction phase, followed by long-term contributions to local businesses and services;
- Enhanced community image and market appeal by adding well-designed estate homes to the City's housing stock. This level of private investment supports the City's broader economic development goals and helps attract future high-quality projects.

Environmental Enhancements and Site Stewardship –
Beyond regulatory compliance, the project includes several features that provide long-term environmental benefits –

- The inclusion of three (3) on-site wet detention ponds supports water quality treatment and stormwater attenuation, helping to protect the Indian River Lagoon and surrounding watershed;
- The Conservation/Preservation Tract, as currently designed, maintains upland habitat, supports native vegetation, and contributes to local biodiversity;
- By managing runoff on-site and reducing discharge volumes below pre-development levels for the 100-year storm event, the project helps meet the goals of both the City and regional water management authorities.

These components reflect a responsible development approach that integrates environmental sensitivity into the project design. MEI remains committed to continued collaboration with City staff to ensure that both community and environmental interests are preserved.

Closing

The project has successfully obtained approvals from ACOE and is currently working with SJRWMD for final permit issuance. The property owner has invested a tremendous amount of time and capital to purchase and permit the project. MEI respectfully requests the City of Cocoa review and approve the proposed Floodway Impact Analysis to meet the Comprehensive Plan Policy to preserve the natural function of floodplain when practical by reducing the contributing flood waters to the Indian River. This is an exciting project and proposed development will bring family friendly neighborhood estates while providing much needed jobs and long-term tax/local business revenue to the City. Should you have any questions or require additional information, please contact me directly at 321-203-2852.

Sincerely,

MEI PARTNERS, LLC

Richard A. Campanale, PE
Senior Project Manager
XC: File:

RICHARD A. CAMPANALE LICENSE No. 54745 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Richard A Campanale
Date: 2025.10.29 09:11:55 -04'00'



Cocoa Village Estates

Figure 4 - Land Use Map
Section 21, Township 24S Range 36E
Brevard County, Florida

200 100 0 200 Feet

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2 March 2026

Ms. Charlene Neuterman
Community Services Director
City of Cocoa, FL
65 Stone Street
Cocoa, FL 32922

Subject: Summary Statement Regarding the Floodplain Management Review of the proposed Cocoa Village Bay Estates development
City of Cocoa, FL

Dear Ms. Neuterman,

Geosyntec Consultants (Geosyntec) reviewed the Cocoa Village Bay Estates construction plans and documents for compliance with the City of Cocoa's (City) Flood Damage Prevention Code (Sec. 6-300 to Sec. 6-380) and consistency with the City's Comprehensive Plan Policy 6.1.3.6.

Based on review of the Federal Emergency Management Agency's (FEMA) effective Flood Insurance Rate Map (FIRM), Map Number 12009C0340H, revised January 29, 2021, the site is almost completely within the "Zone AE - Coastal Floodplain" with a base flood elevation (BFE) of 3 feet (NAVD88). A small portion of the site is within "Zone X – 0.2 Percent Chance Flood Hazard in Coastal Zone".

Initial review of the plans and documents revealed concerns regarding lack of documentation for the Indian River model tailwater elevation and concerns related to groundwater seepage into the proposed stormwater ponds. An initial comment letter was sent to the applicant in October 2023 and a second comment letter was sent to the applicant in July 2024. Subsequent submittals by the applicant addressed previous comments and a letter confirming previous comments were addressed was provided in March 2025. Updates to the proposed design were reviewed in August 2025 and a final letter confirming that the updated design remained in compliance with the relevant sections of the code and comprehensive plan was provided.

It is further noted that the City's Comprehensive Plan Policy 6.1.3.6 states "In cases where there is no practical alternative to fill in the 100-year floodplain, compensatory storage shall be provided through excavation of a volume equivalent to the loss of storage within the 100-year floodplain resulting from the placement of fill in adjacent upland areas (above the 100-year floodplain) where such compensatory storage can be accomplished in an environmentally sound and economically feasible manner." The proposed development proposes fill in the 100-year floodplain, which would typically require compensatory storage, however a coastal BFE is calculated differently than an inland or riverine BFE. A coastal BFE is calculated based on water level rise resulting from storm surge plus overland wave modeling, but an inland or riverine BFE calculation is determined based on modeling of the conveyance capacity and/or available storage volume in the floodplain. Therefore, fill within a coastal floodplain does not necessarily have a direct correlation to potential impacts elsewhere in the floodplain. In the case of Cocoa Village Bay Estates, the proposed fill within the coastal flood zone is not expected to impact off-site coastal 100-year BFEs resulting from coastal storm surge plus wave impacts. While compensatory storage is not required for fill placed within a coastal floodplain where

base flood elevations are derived from storm surge and wave modeling rather than floodplain storage calculations, consideration was given to whether compensatory storage could be provided if this were an inland floodplain scenario under Policy 6.1.3.6.

Effective compensatory storage must be hydraulically connected to the floodplain. The SJRWMD conservation easement area on the western portion of the site is not hydraulically suitable for such storage. To provide functional compensatory storage, the project layout would require significant redesign, including shifting residential lots westward into the conservation easement area to allow excavation east of the homes adjacent to the coastal floodplain. Such modification would conflict with conservation easement restrictions and would not be environmentally feasible.

Therefore, even under inland floodplain standards, compensatory storage could not be provided on this site in an environmentally sound and feasible manner as contemplated by Comprehensive Plan Policy 6.1.3.6.

The August 2025 review letter is attached for reference.

CLOSING

Geosyntec appreciates the opportunity to provide consulting services to City of Cocoa. Please do not hesitate to contact us with any questions or comments.

Respectfully submitted,

Geosyntec Consultants, Inc.

Tom Amstadt, PE, CFM
Principal Engineer
tamstadt@geosyntec.com
321-249-9361

Mark Ellard, PE, CFM, D.WRE, ENV SP
Senior Principal
mellard@geosyntec.com
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ATTACHMENTS

Geosyntec consultants

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Orlando, FL 32817
PH 407.321.7030
www.geosyntec.com

22 August 2025

Ms. Charlene Neuterman
Community Services Director
City of Cocoa, FL
65 Stone Street
Cocoa, FL 32922

Subject: Floodplain Management Review of Cocoa Village Estates
City of Cocoa, FL

Dear Ms. Neuterman,

Geosyntec Consultants (Geosyntec) has completed our review of the Cocoa Village Estates documents concerning compliance with the City of Cocoa's (City) Flood Damage Prevention Code (Sec. 6-300 to Sec. 6-380) and Comprehensive Plan.

Based on review of the Federal Emergency Management Agency's (FEMA) effective Flood Insurance Rate Map (FIRM), Map Number 12009C0340H, revised January 29, 2021, the site is almost completely within the "Zone AE - Coastal Floodplain" with a base flood elevation (BFE) of 3 feet (NAVD88). A small portion of the site is within "Zone X – 0.2 Percent Chance Flood Hazard in Coastal Zone".

The following documents, provided by the City of Cocoa, were originally reviewed:

- Construction Plans for Cocoa Village Subdivision Development Plans, MEI Partners, April 28, 2023
- Cocoa Village Estates Landscape Architecture, Pollack Landscape Architects, Inc., May 12, 2023
- Drainage Calculations Cocoa Village Subdivision Development Plans, MEI Partners, February 24, 2023
- Geotechnical Engineering Report Proposed Cocoa Village Estates, ECS Florida, LLC, August 17, 2022
- Boundary and Topographic Survey for Proposed Cocoa Village Estates, Indian River Survey, Inc., February 20, 2023

After the comment letter originally dated October 6, 2023, the following revised documents were received on June 11, 2024.

- Construction Plans for Cocoa Village Bay Estates, MEI Partners, April 12, 2024
- Cocoa Village Bay Estates Floodplain Management Review Response to Comments, May 3, 2024
- Drainage Calculations Cocoa Village Bay Estates, MEI Partners, April 30, 2024
- Cocoa Village Bay Estates Preliminary Plat, Indian River Survey, Inc., June 30, 2023

After the comment letter dated July 3, 2024, the following revised documents were received on March 7, 2025.

- Cocoa Village Bay Estates Floodplain Management Review Response to Comments, February 5, 2025
- Addendum Report Cocoa Village Bay Estates – Additional Pond Boring, ECS Florida, LLC
- Drainage Calculations Cocoa Village Bay Estates, MEI Partners, February 7, 2025
- Construction Plans for Cocoa Village Bay Estates, MEI Partners, February 7, 2025

All previous floodplain review comments were closed in the letter dated March 12, 2025. The revisions to the proposed development plans are not a response to previous comments. The following revised documents were received on August 20, 2025 and reviewed for changes that would impact the proposed development's compliance with the City's Flood Damage Prevention Code or Comprehensive Plan. No new comments were generated resulting from the review and previous comments are considered closed.

- Addendum Letter of Geotechnical Exploration and Engineering Analyses Cocoa Village Bay Estates – Pond Recovery Analysis and Underdrain Design, ECS Florida, LLC, July 18, 2025
- Drainage Calculations Cocoa Village Bay Estates, MEI Partners, July 30, 2025
- Construction Plans for Cocoa Village Bay Estates, MEI Partners, July 30, 2025

The following previous comments are provided below for documentation purposes. The original comments with responses from MEI Partners, LLC and follow up comments are included below. Final comments are in bold type.

1. Please obtain applicable permits per Sec. 6-329 of the City's code before commencement of the development.

   MEI Response: Noted – the applicant shall obtain applicable permits prior to commencement of development.

   Acknowledged, comment is considered closed.

2. It was noted that the proposed structure finished floor elevation is 6.5 feet NAVD88, which is 3.5 feet above the BFE.

   MEI Response: Completed – Acknowledged, the Finished Floor Elevation are designed to 6.5-ft NAVD88. Based on the Federal Emergency Management Agency's (FEMA) effective Flood Insurance Rate Map (FIRM), Map Number 12009C0340H, revised January 29, 2021, the site is almost completely within the "Zone AE - Coastal Floodplain" with a base flood elevation (BFE) of 3-ft (NAVD88). However, the Firm Map shows that Indian River Lagoon has an "Zone AE" with base flood elevation of 5-ft (NAVD88).

   Acknowledged, comment is considered closed.

3. Per Sec. 6-315 (6) and 6-355 (1), the documents were reviewed to provide assurance that the proposed project will be reasonably safe from flooding. The following comments are related to providing reasonable assurance that the proposed project would be safe from flooding.

a. Based on review of the ICPR model input data in the Drainage Calculations report, the pre and post conditions tailwater elevation at the discharge to the Indian River is -0.33 feet NAVD88. Please provide backup documentation to support the tailwater elevation used in the model.

MEI Response: Completed – The Drainage Calculations Report, dated April 10, 2024 has updated tailwater boundary conditions that are based on initial stage conditions set at -0.30-ft (NAVD88) per Safe Upland Line Elevations surveyed by Indian River Survey Inc, dated 2/20/2023 to a peak time stage of 2.4-ft (NAVD88) at 14-hours. The Peak Time-Stage is referenced in SJRWMD permit 130146-2 Boundary stage.

The tailwater time-stage data should be based on data that can be directly referenced to historical gauge stages for the subject water body, previous watershed models that include the subject water body, or FEMA flood elevations. The permit referenced does not provide a basis for the stage or timing of the tailwater elevations used in the model. Please provide requested tailwater documentation for tailwater elevations used in the project ICPR models.

MEI Response: Completed – Pursuant to email communications between MEI and Geosyntec, Tailwater time-stage in the ICPR modeling has been updated with historical gauge stages along the Indian River. Tidal data has been evaluated at the following stations including-

- *Station 8721456, Titusville, Indian River;*
- *Station 8721994, Micco, Indian River; and*
- *Station 8722029, Sebatian, Indian River.*

In addition, FEMA Flood Insurance Studies for Brevard County have been evaluated for the Stillwater Elevations for the Coastal Areas with specific emphasis on Indian River Transects in the vicinity of the project. The reference documentation is provided in the Drainage Calculations Report. The ICPR modeling has been revised with boundary stage conditions.

Acknowledged, comment is considered closed.

b. Based on the construction plans, the proposed pond bleed down orifice is at elevation 1.00 feet NAVD88. Please demonstrate that the ponds would not be subject to backflow from the Indian River during significant high tides or rain events, thus significantly reducing the available flood storage.

MEI Response: Completed – The Stormwater Management Facilities will be subjected to and modeled for tailwater from Indian River during tidal conditions. This is to be expected; however, during dry or normal rain events, the control elevation is higher than receiving boundary condition. Therefore, positive discharge is achieved. The

Stormwater Management facility is not designed for compensation flood storage, but rather to attenuate the peak volumes during the mean annual and 25-year events.

Please provide documentation that shows that the downstream tailwater would remain below the proposed bleed down elevation during normal tidal conditions and rain events.

MEI Response: Completed – Tidal data from stations Titusville, Micco, and Sebastian has been evaluated for tailwater/tidal conditions modeling. The Mean Sea Level (MSL) and Mean Higher-High Water (MHHW) data have been used in the ICPR modeling with emphasis on the Titusville Station. The tidal datum is based on the NAVD88 and all stations will demonstrate the normal tidal conditions are below the proposed bleed down elevation for positive outfall during normal conditions within the Indian River. In addition, the stormwater hydraulic modeling considers the boundary stage-time conditions provided by the National Flood Insurance Program for Indian River Stillwater Elevations for the rain events. The peak rain event stages for Stillwater Conditions are below the weir crest of the control structures. This standard practice has been reviewed and allowed by the water management districts.

Acknowledged, comment is considered closed.

c. Based on the Geotechnical Engineering Report, the encountered groundwater elevation was within 0.6 to 1 foot below ground and the estimated seasonal high groundwater elevation is near the ground surface, which range from approximately 3 to 5 feet NAVD88 at the boring locations. Please provide assurance that the proposed ponds would not be inundated by groundwater seepage, thus significantly reducing the available flood storage.

MEI Response: Completed – The Geotechnical report prepared by ECS Florida, LLC, dated August 17, 2022 shows an exhibit of the boring locations on property boundary limits. To the best of our knowledge, the boring locations were not surveyed. The boring locations were digitally scaled in on the topographic survey to estimate the natural ground elevations. Boring A-01 is located on top of ground elevation of approximately 2.57-ft. Boring B-02 is located on contour 2-ft, providing a SHGWL of 2-ft (NAVD88). Boring A-07 is located on contour 2-ft, and Boring B-05 is located at ground elevation 1.5-ft. The SMF-2 orifice bleed down modeled at 1.00-ft with a tailwater/positive outfall at -0.30-ft does not appear to impact the facilities attenuation. As previous stated, the stormwater management facility is not designed to provide compensatory storage for the floodplain.

Neither boring A-01 nor B-02 are within the footprint of proposed dry pond SMF-1, however these borings indicate the seasonal high groundwater elevation is near the ground surface. Based on the construction plans, proposed pond SMF-1 intersects existing ground contours 3-ft and 2-ft. Also, the 4-ft contour is only a few feet to the west of SMF-1. Given that all provided borings indicate a seasonal high groundwater elevation at or near the ground surface and a west to east groundwater gradient, there is evidence to suggest that groundwater elevations at the west side of SMF-1 could be as high as 4-ft or one foot above the proposed bottom of SMF-1. Please provide data

supporting the design of SMF-1 as a dry pond with a bottom at 3-ft that would not be inundated by groundwater seepage.

Boring B-05 appears to be within the footprint of proposed wet pond SMF-2. Based on the construction plans, SMF-2 intersects existing ground contour 2-ft. Also, the 3-ft contour appears to be approximately 15 to 20 feet to the west of SMF-2. Given that all provided borings indicate a seasonal high groundwater elevation at or near the ground surface and a west to east groundwater gradient, there is evidence to suggest that groundwater elevations near SMF-2 could be as high as 3-ft or two feet above the proposed control elevation of SMF-2. Please provide data supporting the design of SMF-2 as a wet pond with a control elevation at 1 ft that would not be inundated by groundwater seepage.

MEI Response: Completed – As requested, ECS Florida, LLC, has performed an auger boring in the center of pond SMF-1 for estimating the seasonal high groundwater level. The Addendum Report dated December 4, 2024, is attached for review. As referenced, the topographic survey information in the vicinity of SMF-1 shows a 3-ft contour traveling through the center of the proposed pond. The 4-ft contour is located west approximately 15-ft to 20-ft outside the pond limits. Spot elevations in the location nearest to the new boring P-01 range from 2.46-ft to 2.67-ft. MEI will use the boring surface elevation of 2.7-ft in a conservative measure. Based on boring log P-01 data, the WL (Encountered) is 1.4-ft below grade (EL = 1.3-ft), and the Seasonal High Water is 0.90-ft below grade (EL = 1.8-ft). The SMF-1 system is designed to serve as an extended detention shelf with connectivity to the proposed SMF-2 Wet Detention System. SMF-1 is not intended to serve as a conventional dry retention system. The primary purpose is to serve for best management treatment practices to meet the nutrient load reductions prior to discharging into the Indian River. SMF-1 pond bottom will be planted with tolerant cordgrass for nutrient uptake, refer to updated Landscaping Plans.
Regarding SMF-2 seasonal high groundwater conditions, Boring B-05 is located within SMF-2, with Boring A-7 located south of the facility. As referenced, the topographic survey shows a 2-ft contour which appears to be the Top of Bank of the existing swale system traveling through proposed SMF-2. The survey also shows a toe of slope of the existing swale with elevations of 1.33-ft and 1.65-ft (average grade 1.5-ft). The B-05 boring appears to be within the swale TOE contour indicating a seasonal high groundwater at 0.0-ft below grade (EL = 1.5). However, the encountered groundwater is 1-ft below grade (EL = 0.65-ft). The water management district allows the bleed down orifice to be the estimated average of the groundwater conditions, allowing a bleed down elevation of 1.07-ft. Hydraulically, the pond has positive

discharge at the proposed bleed down at EL = 1.0-ft. The wet detention pond has been modeled using the updated tailwater conditions and will function hydraulically.

Acknowledged, comment is considered closed.

CLOSING

Based on our review of the submitted documents, the above comments have been addressed and are considered closed.

Geosyntec appreciates the opportunity to provide consulting services to City of Cocoa. Please do not hesitate to contact us with any questions or comments related to the above comments.

Respectfully submitted,

Geosyntec Consultants, Inc.

Tom Amstadt, PE, CFM
Principal Engineer
tamstadt@geosyntec.com
321-249-9361

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St. Johns River
Water Management District
Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

January 08, 2026

Cesar Paniagua – *Sent via email:* cpaniagua@vertical-developments.com
Cocoa Village Bay Estates, LLC
2333 Ponce De Leon Blvd Ste 6330
Coral Gables, FL 33134-5422

SUBJECT: Permit Number: 130146-5
Project Name: Cocoa Village Bay Estates

Dear Mr. Paniagua:

Enclosed is your individual permit issued by the St. Johns River Water Management District on January 08, 2026. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:
If you wish to receive a copy of a Technical Staff Report (TSR) that provides the District staff's analysis of the permit application, go to our ePermit portal on the District's website at https://permitting.sjrwmd.com/ep/#/ep, and then click on "Regulatory Search" from the Search option on the blue bar. From the search page, enter the Application/Permit #, and the Sequence # in the appropriate boxes and then click on Search. Click on the application/permit number hyperlink, to take you to a listing of all documents, including the TSR, for this permit.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to our ePermit portal on the District's website at https://permitting.sjrwmd.com/ep/#/ep. Once you have logged in to your account go to the "Processed Applications" panel and click on the hyperlink in the "Items Due" column. If you don't see your permit on this panel, you can add it as a "Favorite" by clicking on the "Favorite" icon at the top of the dashboard. This hyperlink will take you to a list of pending submittals due and choose the appropriate submittal and click on the "Edit" icon to add necessary documents or information and then submit. You can also submit this compliance data from the "Services" menu after logging in to your account. You will find the link under "Miscellaneous" services

GOVERNING BOARD

Rob Bradley, CHAIR FLEMING ISLAND
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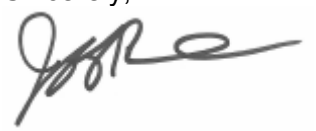
Douglas Burnett ST. AUGUSTINE
Ron Howse COCOA
Janet Price FERNANDINA BEACH

menu. The associated compliance forms to comply with your permit conditions are available at https://www.sjrwmd.com/documents/permitting/ .

Transferring Your Permit:
Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at https://www.sjrwmd.com/documents/permitting/. You can apply for a permit transfer on the District's ePermit portal at https://permitting.sjrwmd.com/ep/#/ep. Once you have logged in, click on "Transfer Request" from the "SWERP/ERP Applications" Services menu.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Jeff Prather, Division Director
Division of Regulatory Services
St. Johns River Water Management District
2501 S. Binion Rd
Apopka, Fl 32703
321-676-6609

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File
Daniel Veran – dveran@vertical-developments.com
Vertical Developments
Amanda Walter – *Sent via email:* Amanda@modica.cc
Modica & Associates
Richard A Campanale – *Sent via email:* richardc@mei-partners.com
MEI PARTNERS, LLC
Kevin S. Hebert – *Sent via email:* kevinh@mei-partners.com
MEI PARTNERS, LLC

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 130146-5 **DATE ISSUED:** January 08, 2026
PROJECT NAME: Cocoa Village Bay Estates

A PERMIT AUTHORIZING:
Construction and operation of a Stormwater Management System for a 7.55-acre project known as Cocoa Village Bay Estates as per plans received by the District on December 22, 2025.

LOCATION:
Section(s): 21 Township(s): 24S Range(s): 36E
Brevard County

Receiving Water Body:

Name	Class
Indian River	II, IW

ISSUED TO:
Cocoa Village Bay Estates, LLC
2333 Ponce De Leon Blvd., Suite 6330
Coral Gables, FL 33134

City of Cape Canaveral
PO Box 326
Cpe Canaveral, FL 32920-0326

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified, or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:
See conditions on attached “Exhibit A,” dated January 08, 2026

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory Services

By: _____
Christine Wentzel
Regulatory Manager

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 130146-5
Cocoa Village Bay Estates
DATED: January 08, 2026

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

    b. For all other activities — "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

   b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

   b. Convey to the permittee or create in the permittee any interest in real property;

   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment, or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall

request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample, and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit for construction will expire five years from the date of issuance.

20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

21. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are

observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

22. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.

23. The operation and maintenance entity shall submit inspection reports to the District one year after the operation phase of the permit becomes effective and every two years thereafter on form 62-330.311(1), "Operation and Maintenance Inspection Certification". The inspection form must be signed and sealed by an appropriate registered professional.

24. Deed of Conservation Easement

    This permit requires the recording of a conservation easement. Within 30 days of recording, the permittee shall provide the District with: (a) the original recorded easement (including exhibits) showing the date it was recorded and the official records book and page number, (b) a copy of the recorded plat (if applicable), (c) a surveyor's sketch of the easement area plotted on the appropriate USGS topographic map, and (d) the original recorded consent and joinder(s) of mortgagee (if applicable). Before recording them, the permittee shall ensure that these documents are acceptable to the District as described below.

    Description of Conservation Easement Area.

    The permittee shall provide to the District for review and written approval a copy of: (a) the preliminary plat showing the area to be encumbered by the conservation easement, or (b) a surveyor's sketch and legal description of the area to be placed under the conservation easement, per the approved mitigation plan, at least 45 days before (1) dredging, filling, or clearing any wetland or surface water for which mitigation is required; (2) clearing any upland within a Riparian Habitat Protection Zone for which mitigation is required; (3) the sale of any lot or parcel; (4) the recording of the subdivision plat; or (5) use of the infrastructure for its intended use, whichever occurs first.

    If the impacts to an upland within a Riparian Habitat Protection Zone or to a wetland or surface water for which mitigation is required will occur in discrete phases, the areas to be preserved to offset such impacts may be placed under conservation easement in phases such that impacts are offset during each phase. Such phasing of preservation shall only occur if it has been proposed in the mitigation plan and approved by the permit, or if it is approved in writing by the District. A surveyor's sketch and legal description of the area to be placed under conservation easement during each phase must be submitted in accordance with the previous paragraph.

    Recording of Conservation Easement.

    Before (1) dredging, filling, or clearing any wetland or surface water for which mitigation is required, (2) clearing any upland within a Riparian Habitat Protection Zone for which mitigation is required, (3) the sale of any lot or parcel, (4) the recording of the subdivision plat, or (5) use of the infrastructure for its intended use, whichever occurs first, the permittee shall record a conservation easement. The conservation easement shall include restrictions on the real property pursuant to section 704.06, Florida Statutes, and be

consistent with section 10.3.8, ERP Applicant's Handbook, Volume I(October 1, 2013), and Fla. Admin. Code R. 62-330.301(6).

The conservation easement shall be in the form approved in writing by the District and, if no plat has been submitted, the easement shall include the approved legal description and surveyor's sketch. If the District does not provide written comments on the preliminary plat or surveyor's sketch and legal description within 45 days of receipt, then the permittee may record the conservation easement with the legal description and surveyor's sketch or plat reference previously submitted. If the District provides written disapproval of the preliminary plat or surveyor's sketch and legal description, the permittee shall, within ten (10) days of receipt of the disapproval, correct all errors with the conservation easement, including the preliminary plat or legal description and surveyor's sketch, and record the conservation easement. Pursuant to section 704.06, Florida Statutes, the conservation easement shall prohibit all construction, including clearing, dredging, or filling, except that which is specifically authorized by this permit, within the mitigation areas delineated on the final plans and/or mitigation proposal approved by the District.

The easement may not be released, partially released, or amended without written District approval.

Additional Documents Required.

The permittee shall ensure that the conservation easement identifies, and is executed by, the correct grantor, who must hold sufficient record title to the land encumbered by the easement. If the easement's grantor is a partnership or a limited liability company, the intended grantor shall provide to the District an affidavit stating that the person executing the conservation easement has the legal authority to convey an interest in the grantor’s land. If the easement’s grantor is a corporation, then the president, vice president, or chief executive officer shall execute the conservation easement, or the intended grantor shall provide to the District documentation, such as a corporate resolution, stating that the person executing the conservation easement has the legal authority to convey an interest on the grantor’s land. If there exist any mortgages or liens on the land, the permittee shall also have each mortgagee and lienholder execute a consent and joinder of mortgagee subordinating the mortgage to the conservation easement. The consent and joinder of the mortgagee shall be recorded simultaneously with the conservation easement in the public records of the county where the land is located. Within 30 days of recording, the permittee shall provide the District with: (a) the original recorded easement (including exhibits) showing the date it was recorded and the official records book and page number, (b) a copy of the recorded plat (if applicable), (c) a surveyor's sketch of the easement area plotted on the appropriate USGS topographic map, and (d) the original recorded consent and joinder(s) of mortgagee (if applicable).

Updated Title Information:

If the conservation easement is not executed and recorded within 90 days of the search period in the District-approved title information, then the permittee shall provide updated title information to the District for approval prior to executing and recording the conservation easement. If the updated title shows that there is a new fee simple owner of the conservation easement, then the permittee shall provide to the District a draft conservation easement document with the updated grantor and apply with the new owner to modify the permit to reflect the new owner as co-permittee. If the updated grantor is a partnership or a limited liability company, the intended grantor shall provide the District with an affidavit stating that the person executing the conservation easement has the legal authority to convey an interest in the grantor’s land. If the easement’s grantor is a corporation, then the president, vice president, or chief executive officer shall execute the conservation easement, or the intended grantor shall provide to the District documentation,

such as a corporate resolution, stating that the person executing the conservation easement has the legal authority to convey an interest on the grantor's land.

If the updated title work shows there are additional exceptions that were not included in the District-approved title work, then the permittee shall provide: (a) a sketch depicting the locations of the new exceptions in relation to the location of the conservation easement (if applicable); (b) the execution and recordation of a joinder, consent, and subordination of mortgage or lien (if applicable); and (c) a major ERP modification application if the conservation area or mitigation is reduced (if applicable). If there exist any mortgages or liens on the land, the permittee shall also have each mortgagee and lienholder execute a consent and joinder of mortgagee subordinating the mortgage to the conservation easement. The consent and joinder of the mortgagee shall be recorded simultaneously with the conservation easement in the public records of the county where the land is located. Within 30 days of recording, the permittee shall provide the District with: (a) the original recorded easement (including exhibits) showing the date it was recorded and the official records book and page number, (b) a copy of the recorded plat (if applicable), (c) a surveyor's sketch of the easement area plotted on the appropriate USGS topographic map, and (d) the original recorded consent and joinder(s) of mortgagee (if applicable).

25. An appropriate permit modification will be required for any future construction not shown on the approved construction plans.

26. Prior to the sale of any lot or parcel, or use of the infrastructure for its intended use, whichever comes first, the permittee must erect conservation area signs as depicted and detailed on Sheet C200, received by the District on December 22, 2025.

27. Before the start of any construction, the permittee must provide the District with documentation demonstrating that 0.32 forested marine mitigation credits have been debited from the Webster Creek Mitigation Bank ledger.

28. In the event that the permittee does not successfully complete the transaction to obtain 0.32 forested marine mitigation credits from Webster Creek Mitigation Bank, the permittee must obtain a permit modification to provide alternative mitigation.

29. A maintenance program shall be implemented in accordance with the Draft CE Exhibit C for the wetland and upland mitigation areas on a regular basis to ensure those areas meet the integrity and viability of the success criteria as permitted, including ensuring that the mitigation site is maintained in perpetuity free from invasive exotic species such that they comprise less than 5 percent areal coverage of plants on the Florida Exotic Pest Plant Council's list of Florida's most invasive species within the mitigation area. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate any one section of those areas.

30. Conservation Easement (Brevard County Book 9333 Page 1753) is now a condition of this permit. The permittee shall enhance the wetland mitigation areas through nuisance species eradication; and uplands off-site by planting in the open areas, as per the approved mitigation plan, before any of the following events (whichever occurs first): issuance of the first certificate of occupancy; use of the infrastructure for its intended use; or transfer of responsibility for operation and maintenance of the system to a local government or other responsible entity. The Grantor will be responsible for the removal of exotic and nuisance vegetation as defined by the Florida Exotic Pest Counsel's most current Invasive Species List. Maintenance will be conducted, as necessary to maintain such species at less than 5 percent coverage, in perpetuity, and will use appropriate methods of control that include, but are not limited to, cutting, mowing, chemical treatment, hand removal, or any combination thereof.

31. The proposed project must be constructed and operated as per plans received by the District on December 22, 2025.

Notice of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.

2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.

3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at *sjrwmd.com*. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.

9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to *compliancesupport@sjrwmd.com* (preferred method) **or** send a copy of the original affidavit to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun, Legal Advertising
2700 SW 13th Street
Gainesville, FL 32608
866-858-9652

BAKER
Baker County Press, Legal Advertising
P. O. Box 598
MacClenny, FL 3206 3
904-259-2400/ fax 904-259-6502

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

BREVARD
Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

CLAY
Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

DUVAL
Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

FLAGLER
Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

INDIAN RIVER
Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

LAKE
Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

MARION
Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

NASSAU
News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

OKEECHOBEE
Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

ORANGE
Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

OSCEOLA
Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM
Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

ST. JOHNS
St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3439

SEMINOLE
Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

VOLUSIA
News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

St. Johns River
Water Management District
Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

January 08, 2026

Tim Carlisle – *Sent via email:* T.Carlisle@cityofcapecanaveral.org
City of Cape Canaveral
PO Box 326
Cpe Canaveral, FL 32920-0326

SUBJECT: Permit Number: 130146-5
Project Name: Cocoa Village Bay Estates

Dear Mr. Carlisle:

Enclosed is your individual permit issued by the St. Johns River Water Management District on January 08, 2026. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:
If you wish to receive a copy of a Technical Staff Report (TSR) that provides the District staff's analysis of the permit application, go to our ePermit portal on the District's website at https://permitting.sjrwmd.com/ep/#/ep, and then click on "Regulatory Search" from the Search option on the blue bar. From the search page, enter the Application/Permit #, and the Sequence # in the appropriate boxes and then click on Search. Click on the application/permit number hyperlink, to take you to a listing of all documents, including the TSR, for this permit.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to our ePermit portal on the District's website at https://permitting.sjrwmd.com/ep/#/ep. Once you have logged in to your account go to the "Processed Applications" panel and click on the hyperlink in the "Items Due" column. If you don't see your permit on this panel, you can add it as a "Favorite" by clicking on the "Favorite" icon at the top of the dashboard. This hyperlink will take you to a list of pending submittals due and choose the appropriate submittal and click on the "Edit" icon to add necessary documents or information and then submit. You can also submit this compliance data from the "Services" menu after logging in to your account. You will find the link under "Miscellaneous" services

GOVERNING BOARD

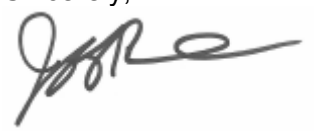
Rob Bradley, CHAIR FLEMING ISLAND
Maryam H. Ghyabi-White, VICE CHAIR ORMOND BEACH
J. Chris Peterson, SECRETARY WINTER PARK
Cole Oliver, TREASURER MERRITT ISLAND
Ryan Atwood MOUNT DORA
Doug Bournique VERO BEACH
Douglas Burnett ST. AUGUSTINE
Ron Howse COCOA
Janet Price FERNANDINA BEACH

menu. The associated compliance forms to comply with your permit conditions are available at https://www.sjrwmd.com/documents/permitting/ .

Transferring Your Permit:
Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at https://www.sjrwmd.com/documents/permitting/. You can apply for a permit transfer on the District's ePermit portal at https://permitting.sjrwmd.com/ep/#/ep. Once you have logged in, click on "Transfer Request" from the "SWERP/ERP Applications" Services menu.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Jeff Prather, Division Director
Division of Regulatory Services
St. Johns River Water Management District
2501 S. Binion Rd
Apopka, Fl 32703
321-676-6609

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File
Daniel Veran – dveran@vertical-developments.com
Vertical Developments
Amanda Walter – *Sent via email:* Amanda@modica.cc
Modica & Associates
Richard A Campanale – *Sent via email:* richardc@mei-partners.com
MEI PARTNERS, LLC
Kevin S. Hebert – *Sent via email:* kevinh@mei-partners.com
MEI PARTNERS, LLC

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 130146-5 **DATE ISSUED:** January 08, 2026
PROJECT NAME: Cocoa Village Bay Estates

A PERMIT AUTHORIZING:
Construction and operation of a Stormwater Management System for a 7.55-acre project known as Cocoa Village Bay Estates as per plans received by the District on December 22, 2025.

LOCATION:
Section(s): 21 Township(s): 24S Range(s): 36E
Brevard County

Receiving Water Body:

Name	Class
Indian River	II, IW

ISSUED TO:
Cocoa Village Bay Estates, LLC
2333 Ponce De Leon Blvd., Suite 6330
Coral Gables, FL 33134

City of Cape Canaveral
PO Box 326
Cpe Canaveral, FL 32920-0326

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified, or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:
See conditions on attached “Exhibit A,” dated January 08, 2026

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory Services

By: _____
Christine Wentzel
Regulatory Manager

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 130146-5
Cocoa Village Bay Estates
DATED: January 08, 2026

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

    b. For all other activities — "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

   b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

   b. Convey to the permittee or create in the permittee any interest in real property;

   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment, or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall

request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample, and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit for construction will expire five years from the date of issuance.

20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

21. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are

observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

22. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.

23. The operation and maintenance entity shall submit inspection reports to the District one year after the operation phase of the permit becomes effective and every two years thereafter on form 62-330.311(1), "Operation and Maintenance Inspection Certification". The inspection form must be signed and sealed by an appropriate registered professional.

24. Deed of Conservation Easement

    This permit requires the recording of a conservation easement. Within 30 days of recording, the permittee shall provide the District with: (a) the original recorded easement (including exhibits) showing the date it was recorded and the official records book and page number, (b) a copy of the recorded plat (if applicable), (c) a surveyor's sketch of the easement area plotted on the appropriate USGS topographic map, and (d) the original recorded consent and joinder(s) of mortgagee (if applicable). Before recording them, the permittee shall ensure that these documents are acceptable to the District as described below.

    Description of Conservation Easement Area.

    The permittee shall provide to the District for review and written approval a copy of: (a) the preliminary plat showing the area to be encumbered by the conservation easement, or (b) a surveyor's sketch and legal description of the area to be placed under the conservation easement, per the approved mitigation plan, at least 45 days before (1) dredging, filling, or clearing any wetland or surface water for which mitigation is required; (2) clearing any upland within a Riparian Habitat Protection Zone for which mitigation is required; (3) the sale of any lot or parcel; (4) the recording of the subdivision plat; or (5) use of the infrastructure for its intended use, whichever occurs first.

    If the impacts to an upland within a Riparian Habitat Protection Zone or to a wetland or surface water for which mitigation is required will occur in discrete phases, the areas to be preserved to offset such impacts may be placed under conservation easement in phases such that impacts are offset during each phase. Such phasing of preservation shall only occur if it has been proposed in the mitigation plan and approved by the permit, or if it is approved in writing by the District. A surveyor's sketch and legal description of the area to be placed under conservation easement during each phase must be submitted in accordance with the previous paragraph.

    Recording of Conservation Easement.

    Before (1) dredging, filling, or clearing any wetland or surface water for which mitigation is required, (2) clearing any upland within a Riparian Habitat Protection Zone for which mitigation is required, (3) the sale of any lot or parcel, (4) the recording of the subdivision plat, or (5) use of the infrastructure for its intended use, whichever occurs first, the permittee shall record a conservation easement. The conservation easement shall include restrictions on the real property pursuant to section 704.06, Florida Statutes, and be

consistent with section 10.3.8, ERP Applicant's Handbook, Volume I(October 1, 2013), and Fla. Admin. Code R. 62-330.301(6).

The conservation easement shall be in the form approved in writing by the District and, if no plat has been submitted, the easement shall include the approved legal description and surveyor's sketch. If the District does not provide written comments on the preliminary plat or surveyor's sketch and legal description within 45 days of receipt, then the permittee may record the conservation easement with the legal description and surveyor's sketch or plat reference previously submitted. If the District provides written disapproval of the preliminary plat or surveyor's sketch and legal description, the permittee shall, within ten (10) days of receipt of the disapproval, correct all errors with the conservation easement, including the preliminary plat or legal description and surveyor's sketch, and record the conservation easement. Pursuant to section 704.06, Florida Statutes, the conservation easement shall prohibit all construction, including clearing, dredging, or filling, except that which is specifically authorized by this permit, within the mitigation areas delineated on the final plans and/or mitigation proposal approved by the District.

The easement may not be released, partially released, or amended without written District approval.

Additional Documents Required.

The permittee shall ensure that the conservation easement identifies, and is executed by, the correct grantor, who must hold sufficient record title to the land encumbered by the easement. If the easement's grantor is a partnership or a limited liability company, the intended grantor shall provide to the District an affidavit stating that the person executing the conservation easement has the legal authority to convey an interest in the grantor’s land. If the easement’s grantor is a corporation, then the president, vice president, or chief executive officer shall execute the conservation easement, or the intended grantor shall provide to the District documentation, such as a corporate resolution, stating that the person executing the conservation easement has the legal authority to convey an interest on the grantor’s land. If there exist any mortgages or liens on the land, the permittee shall also have each mortgagee and lienholder execute a consent and joinder of mortgagee subordinating the mortgage to the conservation easement. The consent and joinder of the mortgagee shall be recorded simultaneously with the conservation easement in the public records of the county where the land is located. Within 30 days of recording, the permittee shall provide the District with: (a) the original recorded easement (including exhibits) showing the date it was recorded and the official records book and page number, (b) a copy of the recorded plat (if applicable), (c) a surveyor's sketch of the easement area plotted on the appropriate USGS topographic map, and (d) the original recorded consent and joinder(s) of mortgagee (if applicable).

Updated Title Information:

If the conservation easement is not executed and recorded within 90 days of the search period in the District-approved title information, then the permittee shall provide updated title information to the District for approval prior to executing and recording the conservation easement. If the updated title shows that there is a new fee simple owner of the conservation easement, then the permittee shall provide to the District a draft conservation easement document with the updated grantor and apply with the new owner to modify the permit to reflect the new owner as co-permittee. If the updated grantor is a partnership or a limited liability company, the intended grantor shall provide the District with an affidavit stating that the person executing the conservation easement has the legal authority to convey an interest in the grantor’s land. If the easement’s grantor is a corporation, then the president, vice president, or chief executive officer shall execute the conservation easement, or the intended grantor shall provide to the District documentation,

such as a corporate resolution, stating that the person executing the conservation easement has the legal authority to convey an interest on the grantor's land.

If the updated title work shows there are additional exceptions that were not included in the District-approved title work, then the permittee shall provide: (a) a sketch depicting the locations of the new exceptions in relation to the location of the conservation easement (if applicable); (b) the execution and recordation of a joinder, consent, and subordination of mortgage or lien (if applicable); and (c) a major ERP modification application if the conservation area or mitigation is reduced (if applicable). If there exist any mortgages or liens on the land, the permittee shall also have each mortgagee and lienholder execute a consent and joinder of mortgagee subordinating the mortgage to the conservation easement. The consent and joinder of the mortgagee shall be recorded simultaneously with the conservation easement in the public records of the county where the land is located. Within 30 days of recording, the permittee shall provide the District with: (a) the original recorded easement (including exhibits) showing the date it was recorded and the official records book and page number, (b) a copy of the recorded plat (if applicable), (c) a surveyor's sketch of the easement area plotted on the appropriate USGS topographic map, and (d) the original recorded consent and joinder(s) of mortgagee (if applicable).

25. An appropriate permit modification will be required for any future construction not shown on the approved construction plans.

26. Prior to the sale of any lot or parcel, or use of the infrastructure for its intended use, whichever comes first, the permittee must erect conservation area signs as depicted and detailed on Sheet C200, received by the District on December 22, 2025.

27. Before the start of any construction, the permittee must provide the District with documentation demonstrating that 0.32 forested marine mitigation credits have been debited from the Webster Creek Mitigation Bank ledger.

28. In the event that the permittee does not successfully complete the transaction to obtain 0.32 forested marine mitigation credits from Webster Creek Mitigation Bank, the permittee must obtain a permit modification to provide alternative mitigation.

29. A maintenance program shall be implemented in accordance with the Draft CE Exhibit C for the wetland and upland mitigation areas on a regular basis to ensure those areas meet the integrity and viability of the success criteria as permitted, including ensuring that the mitigation site is maintained in perpetuity free from invasive exotic species such that they comprise less than 5 percent areal coverage of plants on the Florida Exotic Pest Plant Council's list of Florida's most invasive species within the mitigation area. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate any one section of those areas.

30. Conservation Easement (Brevard County Book 9333 Page 1753) is now a condition of this permit. The permittee shall enhance the wetland mitigation areas through nuisance species eradication; and uplands off-site by planting in the open areas, as per the approved mitigation plan, before any of the following events (whichever occurs first): issuance of the first certificate of occupancy; use of the infrastructure for its intended use; or transfer of responsibility for operation and maintenance of the system to a local government or other responsible entity. The Grantor will be responsible for the removal of exotic and nuisance vegetation as defined by the Florida Exotic Pest Counsel's most current Invasive Species List. Maintenance will be conducted, as necessary to maintain such species at less than 5 percent coverage, in perpetuity, and will use appropriate methods of control that include, but are not limited to, cutting, mowing, chemical treatment, hand removal, or any combination thereof.

31. The proposed project must be constructed and operated as per plans received by the District on December 22, 2025.

Notice of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.

2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.

3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at *sjrwmd.com*. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.

9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to *compliancesupport@sjrwmd.com* (preferred method) **or** send a copy of the original affidavit to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun, Legal Advertising
2700 SW 13th Street
Gainesville, FL 32608
866-858-9652

BAKER
Baker County Press, Legal Advertising
P. O. Box 598
MacClenny, FL 3206 3
904-259-2400/ fax 904-259-6502

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

BREVARD
Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

CLAY
Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

DUVAL
Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

FLAGLER
Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

INDIAN RIVER
Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

LAKE
Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

MARION
Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

NASSAU
News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

OKEECHOBEE
Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

ORANGE
Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

OSCEOLA
Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM
Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

ST. JOHNS
St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3439

SEMINOLE
Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

VOLUSIA
News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

Delivered Via E-mail: Richard@mei-partners.com

June 3, 2025

Richard Companale, P.E.
MEI Partners, LLC
1035 S Semoran Blvd., Suite 1029
Winter Park, FL 32792

MODICA & ASSOCIATES

ENVIRONMENTAL
PLANNING
DESIGN &
PERMITTING

Re: Cocoa Village Bay Estates
Third Comment Letter – City of Cocoa
Application No. PS-22-00200011
Brevard County, Florida

Dear Richard:

Please find below, the responses to the Environmental Consideration questions in the City of Cocoa's second comment letter dated April 18, 2025. Those questions not answered here will be provided by the project engineer or others.

Planning Division, Planning Consultation for the City of Cocoa, RVI Planning

2. Construction Plans (Site Plan)

b) ***Wetland Impacts. Staff appreciates inclusion of the Environmental Report in the resubmittal materials. Staff remains concerned about the extent of impacts to wetlands which are noted in the Environmental Report with regard to compliance with the City's Comprehensive Plan Policies related to wetland impacts and impacts to habitat for endangered species. Please tie in all available data and analysis from the Environmental Report and provide written narratives regarding compliance with the Comprehensive Plan including, but not limited to, Objective 12.1.6 and its sub-policies, and Objective 12.1.9 and its sub-policies. Please also address Objective 12.1.5 and supportive policies relating to protection of endangered species.***

The applicable Objectives and Sub-Policies are provided below.

Policy 12.1.6.6 – The City shall protect species which are listed as Endangered, Threatened or a Species of Special Concern by the Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service or the Florida Committee on Rare and Endangered Plants and Animals (FCREPA) and shall not approve any development which proposes to destroy natural vegetative communities known to provide habitat to listed species except where the developer has submitted a

MODICA & ASSOCIATES

management plan which minimizes adverse affects on the species to the greatest extent possible. The management plan shall be approved by St. John's River Water Management District.

The Project Site does not contain suitable habitat for any listed species of wildlife. Listed species with the potential to occur on the Project Site based on consultation area and/or location are discussed below.

Gopher tortoises occupy areas such as xeric pine-oak hammocks, pine flatwoods, pastures, and citrus groves with well-drained, sandy soils. The Project Site is densely forested and contains a high water table. However, a comprehensive (100%) gopher tortoise survey will be completed within 90-days of the anticipated start date of construction.

The onsite wetlands are densely forested and would not be considered suitable foraging habitat for the wood stork. Using the USFWS *Wood Stork Key,* project development will result in a Not Likely to Adversely affect determination: A. Project is more than 2,500 feet from a colony site → B. Project does not impact SFH → **Not Likely to Adversely Affect.**

Consultation with USFWS was initiated during the ACOE permitting effort. The USFWS made a determination that site development was not likely to adversely affect the eastern indigo snake. There is a condition in the ACOE permit that requires the Permittee to comply with the USFWS's *Standard Protection Measures*. Accordingly, the Applicant will employ the USFWS's Standard Protection Measures during project construction. Additionally, using the *Eastern Indigo Snake Programmatic Effect Determination Key*, development of the Project Site will result in a determination of "not likely to adversely affect":

A. Project is not located within open water or a salt marsh→ B. The permit will be conditioned for use of the Service's most current guidance for Standard Protection Measures For The Eastern Indigo Snake during site preparation and project construction → C. The project will impact less than 25 acres of eastern indigo snake habitat (e.g., sandhill, scrub, pine flatwoods, pine rocklands, scrubby flatwoods, high pine, dry prairie, coastal prairie, mangrove swamps, tropical hardwood hammocks, hydric hammocks , edges of freshwater marshes, agricultural fields [including sugar cane fields and active, inactive, or abandoned citrus groves], and coastal dunes))→ D. The project has no known holes, cavities, active or inactive gopher tortoise burrows, or other underground refugia where a snake could be buried. trapped and/or injured during project activities→ **Not Likely to Adversely Affect**.

Policy 12.1.6.12 – The City shall protect the habitat of gopher tortoises, gopher frogs, eastern indigo snakes, eagles, ospreys, alligators, pileated woodpeckers, manatees and river otters.

Please refer to the response above. There is no suitable habitat onsite for listed species of wildlife on the Project Site. A comprehensive (100%) survey for gopher tortoises will be completed 90-days prior to the anticipated start date of construction although suitable habitat does not exist onsite. The Standard Protection Measures for the indigo snake will be followed although it is highly unlikely that any will be documented onsite due to the developed nature of the surrounding area.

Policy 12.1.6.13 – The City shall consider the abundance, status, and distribution of endangered ecosystems and other environmentally sensitive lands when reviewing land use proposals and acquisitions such as:
A. Management plans which protect endangered wildlife which utilize critical habitats;
B. Mitigation plans for critical habitat which is unavoidably altered; and,
C. Restrictions of the use of critical habitats to those which are found to be compatible with the requirements of wildlife species which are threatened, endangered, or of special concern.

Please refer to the above responses. The Project Site does not contain suitable habitat for listed species of wildlife & no management plans are necessary. There is also no critical habitat on the Project Site.

Policy 12.1.6.15 – Wetlands and wetland functions shall be protected and conserved by restricting direct and indirect development impacts.

- ***A. General***
  1. ***The City shall avoid, or when unavoidable, minimize development impacts on wetlands; direct incompatible land uses away from wetlands; require wetland buffers; allow wetland losses only where all reasonable measures have been applied to avoid such losses; and allow for effective mitigation.***

Deliberation was given to develop the Project Site with as little wetland and surface water impacts as possible. Due to the location and extent of the onsite wetlands, there was no feasible way to avoid impacts. Nearly the entire Project Site consists of low-quality wetlands; therefore, designing a site plan with no wetland impacts is not possible.

The 2.59± acres of wetland impacts and 1.60± acres of secondary impacts are necessary in order to facilitate development of the new residential

development. The proposed site plan clusters development along Indian River Drive and preserves the remaining onsite wetlands and uplands in the western portion of the site. The larger areas of uplands on the Project Site are located all the way along the western property boundary. There is no practical way to utilize these uplands without impacting more wetlands than proposed under the current site plan.

The wetlands proposed for impact consist of a low-quality system which is geographically isolated from other natural lands/wetlands. Stormwater runoff from the adjacent roadways flows directly into the onsite wetland with no treatment. Hydrology of the wetland is directly dependent upon runoff and rainfall and the dominance of nuisance/exotic vegetation indicate poor water quality.

The proposed mitigation plan does not significantly differ from what was previously authorized. Mitigation to compensate for the direct and secondary wetland impacts will be provided through a combination of onsite and offsite mitigation, and the purchase of wetland mitigation bank credits.

D. New Development and redevelopment with impact. New development and redevelopment having impact on the net wetland functions shall be permitted only if the activity conforms to City's mitigation requirements listed in this policy and meets at least one of the following criteria:

1. Road crossings. Road crossings which impact wetlands shall be allowed if shown to be in the public interest (e.g. the construction of local, collector or arterial road linkages). When allowed, road crossings shall occur at the narrowest practical point constrained by safe roadway design and shall provide for hydrologic connectivity and aquatic species movement.

2. Access to uplands across wetlands. Access to uplands property may cross wetland areas, provided that:

(a) No other access to such property is practical.

(b) Such limited access will not adversely affect any of the primary functions of the wetlands to be preserved on-site.

(c) The location of and construction methods employed for such access would result in minimal environmental impact of the wetlands to be preserved on-site

3. Low quality wetlands. If the SJRWMD determines a wetland (or portion thereof) is low quality and has minimal restoration potential, and beneficial restoration or enhancement mitigation of another wetland would be achieved as a result of mitigation permitting development in this low quality wetland (or portion thereof), then the future land use category shall apply.

5. Isolated wetlands less than 5 acres with no significant and sustainable wildlife values. The City shall request the comment and opinion of the SJRWMD or a professional biologist as to whether the wetland of less than 5 acres has significant wildlife values, based on the following factors:
(a) The extent the isolated wetland acts in concert with the broader regional landscape to provide both food support and habitat for wildlife;
(b) The potential cumulative impacts to isolated wetland wildlife functions at a regional level;
(c) Individual wetland features that are important to wildlife;
(d) Whether the isolated wetland is used by endangered or threatened species or species of special concern; and
(e) The degree to which adjacent existing or planned development will affect the use of the wetland by wildlife. If the biological evaluation determines the isolated wetland of less than 5 acres has significant and sustainable wildlife values, the wetland shall be afforded the same level of protection as all other similar wetlands. However, if the evaluation determines no significant and sustainable wildlife values, then the future land use category of the adjacent uplands of the site shall apply. This does not preclude the application of any regulatory requirements of federal, state, or regional agencies.

The onsite wetlands can generally be considered low quality due to the presence of invasive species, geographic isolation from other undeveloped lands, significantly altered hydrology, and surrounding land uses. In terms of the Uniform Mitigation Assessment Method, the wetland scores a 0.53 and 0.43, out of a possible score of 1. In comparison to a high quality, high-functioning wetland, the onsite wetland is functioning at approximately 43 – 53%. This scoring was utilized for the previous SJRWMD ERP and has been approved by SJRWMD for the current ERP as well.

The remainder of the onsite wetlands will remain in post-development condition and used for mitigation. As part of the mitigation plan, the wetlands will be enhanced through the removal of Brazilian pepper (*Schinus terebinthifolius*).

The onsite wetland is also isolated and less than five acres in size, with no significant and sustainable wildlife value. The Project Site is one of the last remaining undeveloped pieces of land in an overall 13-acre, undeveloped area. The site is surrounded by residential and commercial development and roadways, with no connectivity to broader undeveloped areas. The onsite wetland is of low quality

and provides minimal habitat for wildlife, with no provided habitat for listed species. However, it is important to reiterate a portion of the wetland will remain in post-development condition. The lower quality wetlands with virtually no upland support, along Indian River Drive, are proposed for impact; leaving the wetlands in the western portion with a connection to additional uplands, in post-development condition.

Subpart E regarding upland buffers is not applicable as the wetland will be partially impacted in post-development condition.

F. Implementation and mitigation

6. Mitigation
(a) General. The purpose of mitigation is to offset environmental impacts. Mitigation activities approved by a federal, state, or regional agency are supported by the City. However, the issuance of a permit by any other agency, with or without mitigation, shall conform to the requirements the Comprehensive Plan.
(b) Location. Mitigation shall be permitted by both City Council and the SJRWMD within the appropriate SJRWMD watershed basin, as determined by SJRWMD and in the following manner:
(1) First priority - On-site.
(2) Second priority - Within the City limits.
(3) Third priority - Within five (5) miles of the City limits.
(4) Fourth priority - Within ten (10) miles of the City limits.
(5) Fifth priority - Within Brevard County.
(6) Sixth priority – Outside of Brevard County.

Mitigation to compensate for the direct and secondary wetland impacts will be provided through a combination of onsite and offsite mitigation, and the purchase of wetland mitigation bank credits. The offsite mitigation tract is located in Cape Canaveral and the wetland mitigation credits will be purchased from a mitigation bank within Brevard County. Priority one and five are bring met.

No work is being proposed along the Indian River shoreline or within the river; therefore, Objective 12.1.7 is not applicable and not addressed.

Any floodplain concerns will be addressed by the project engineer and are also not addressed herein.

c) ***SJRWMD permit. Please provide additional information regarding status of environmental permitting with the state agencies, and evidence of their***

acceptance of the proposed mitigation plans for the impacts to wetlands/endangered species habitat. Input from SJRWMD and USFWS may be helpful to Staff in evaluating the proposed site plan/design.

The SJRWMD ERP is currently pending. The final ERP will be provided upon issuance. As the project, including the proposed mitigation plan, was already permitted by SJRWMD, there are no anticipated concerns. As outlined in the previously provided environmental report, there is no suitable habitat for listed species on the Project Site.

The Project Site does not contain suitable habitat for gopher tortoises. Gopher tortoises occupy areas such as xeric pine-oak hammocks, pine flatwoods, pastures, and citrus groves with well-drained, sandy soils. The Project Site is densely forested and contains a high water table. However, a comprehensive (100%) gopher tortoise survey will be completed within 90-days of the anticipated start date of construction.

The onsite wetlands are densely forested and would not be considered suitable foraging habitat for the wood stork. Using the USFWS *Wood Stork Key,* project development will result in a Not Likely to Adversely affect determination: A. Project is more than 2,500 feet from a colony site → B. Project does not impact SFH → **Not Likely to Adversely Affect.**

Consultation with USFWS was initiated during the ACOE permitting effort. The USFWS made a determination that site development was not likely to adversely affect the indigo snake. There is a condition in the ACOE permit that requires the Permittee to comply with the USFWS's *Standard Protection Measures*. Accordingly, the Applicant will employ the USFWS's Standard Protection Measures during project construction.

Ecological Assessment Report – A comprehensive gopher tortoise survey will be completed within 90-days of the anticipated start date of construction.

Acknowledged. Although suitable habitat does not exist onsite, a comprehensive gopher tortoise survey will be completed within 90-days of the anticipated start date of construction.

SJRWMD ERP

A new ERP application is in process with SJRWMD. The site visit has been completed, wetland lines approved, and UMAM finalized.

USACOE General Permit

1. ***Revised Project Plans submitted in March 2025, do not indicate the installation of two baffle boxes. It includes the installation of 105 LF of***

Bold & Gold BAM on one side bank of SMF-2. Please revise plans to include the two baffle boxes or provide a permit modification consistent with the current Plans.

It is understood that the City of Cocoa does not want the baffle boxes installed. M&A will coordinate with the ACOE.

2. Provide the draft copy of the CE with the ACOE requested language.

The CE has not yet been drafted. A copy will be provided upon completion.

3. If the project is approved, please provide a copy of the Annual Monitoring Report when submitted to the ACOE.

Acknowledged.

If you have any questions or comments, please feel free to contact me.

Sincerely,



Amanda Walter
Project Manager
Amanda@Modica.cc

cc: Clark Modica, Modica and Associates, Inc. (via email)
Richard Campanale, MEI Partners, LLC (via email)

Via Email: JDveran@vertical-developments.com

June 23, 2025

Daniel Veran
Construction Manager
2333 Ponce De Leon Blvd., Suite 630
Miami, FL

MODICA & ASSOCIATES

ENVIRONMENTAL
PLANNING
DESIGN &
PERMITTING

Re: Cocoa Village Estates - Brevard County, Florida
Gopher Tortoise Survey

Dear Daniel:

Modica & Associates conducted comprehensive (100%) gopher tortoise survey on the Cocoa Village Estates Project ("Project Site") on June 18, 2025. The Project Site is generally located north of Dixon Boulevard, west of the Indian River, and south of Indian Circle, in the City of Cocoa, Brevard County, Florida. More specifically, the property is comprised of two parcels identified by the Brevard County Property Appraiser with Parcel Identification Numbers: 24-36-21-BM-*-3 and 24-36-21-BM-*-3.02.

The purpose of the assessment was to document the presence of gopher tortoises (*Gopherus polyphemus*). Our findings reflect on-site conditions at the time of the investigation and do not preclude the possibility that conditions may change in the future. The following observations were made during the onsite inspections.

Gopher Tortoise

The gopher tortoise is a State-designated Threatened Species (68A-27.003 F.A.C). The Florida Fish & Wildlife Conservation Commission's ("FWC") *Gopher Tortoise Permitting Guidelines* ("Guidelines;" FWC, April 2008, rev. April 2023) state that "because gopher tortoises and their burrows are protected from development activities by Florida law, regulatory compliance requires a comprehensive 100% burrow survey of all potential tortoise habitat proposed for development." Additionally, the Guidelines state that gopher tortoise surveys are considered valid for 90 days.

Gopher tortoises are commonly found in areas occurring on well-drained sandy soils, associated with xeric pine-oak hammock, scrub, pine plantations, pastures and citrus groves. The majority of the Project Site consists of jurisdictional wetlands and surface waters. The onsite uplands are densely forested with a high-water table, which is not suitable for gopher tortoises. Vegetation within the Project Site includes Brazilian peppertree (*Schinus terebinthifolia*), cabbage palm (*Sabal palmetto*), hackberry (*Celtis*

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occidentalis), red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua),* sword fern *(Polystichum munitum),* wild coffee (*Psychotria nervosa*), and strawberry guava (*Psidium cattleyanum).*

A comprehensive (100%) gopher tortoise survey was completed by Modica & Associates on June 18, 2025. Zero (0) gopher tortoise burrows were documented on the Project Site. There are no adjacent areas containing suitable habitat from which gopher tortoises could migrate.

The June 18, 2025 survey covered approximately 100% of the uplands on the Project Site. The *FWC Gopher Tortoise Permitting Guidelines* state that a survey is valid for 90 days; therefore, this survey will remain valid until September 16, 2025. However, the Project Site does not contain suitable habitat for the gopher tortoise. If construction activities cannot commence prior to September 16, 2025, and site conditions change which improves the habitat for the gopher tortoise, the survey may need to be repeated.

Modica & Associates greatly appreciates the opportunity to provide you with our services. If you have any questions or comments related to the information provided above, please feel free to contact us.

Sincerely,



Amanda Walter
Modica & Associates, Inc.

COCOA VILLAGE ESTATES

Ecological Site Assessment

December 2024

ENVIRONMENTAL
PLANNING
DESIGN &
PERMITTING

Submitted to:
Richard Companale, P.E.
MEI Partners, LLC
1035 S Semoran Blvd., Suite 1029
Winter Park, FL 32792

Prepared by:
Modica & Associates, Inc.
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COCOA VILLAGE ESTATES
ECOLOGICAL SITE ASSESSMENT

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COCOA VILLAGE ESTATES
ECOLOGICAL SITE ASSESSMENT

1.0 INTRODUCTION

The Cocoa Village Estates project ("Project Site") is a proposed 7.40± acre residential development. The Project Site is generally located north of Dixon Boulevard, west of the Indian River, and south of Indian Circle, in the City of Cocoa, Brevard County, Florida **(Figures 1 & 2)**. The Property is comprised of two parcels identified by the Brevard County Property Appraiser with Parcel Identification Numbers: 24-36-21-BM-*-3 and 24-36-21-BM-*-3.02.

The purpose of this assessment was to generally review the on-site habitats and vegetative communities, review existing wetland limits, and complete a general review for potential listed wildlife species. Our findings reflect on-site conditions at the time of the investigation and do not preclude the possibility that conditions may change in the future. All information provided is based on the rules in place at the time of this report.

2.0 PROJECT DESCRIPTION

The Project Site was evaluated using existing resources such as published literature and publicly available ArcView™ GIS data layers in an effort to obtain an understanding of site topography, soils, vegetation, and anticipated / documented wildlife use in the vicinity of the Project Site. The following resources were accessed as part of the subject assessment:

- U.S. Department of Agriculture (USDA) *Soil Survey of Brevard County Florida*;
- Current and historical Google Earth Aerial Imagery;
- Florida Natural Areas Inventory – Species Occurrence Tracking List, Brevard County;
- *Florida Land Use, Cover and Forms Classification System (FLUCFCS) Handbook*, U.S. Department of Transportation
- USFWS Information for Planning and Consultation (IPaC) (https://ecos.fws.gov/ipac/); and;
- Audubon Florida Eagle Nest Locator https://audubon.maps.arcgis.com/apps/SimpleViewer/index.html?appid=75ea06f653f847658c908634ffc6f640

2.1 Soils

According to the *Soil Survey of Brevard County, Florida*, prepared by the U.S. Department of Agriculture, National Resource Conservation Service, the Project Site is underlain by the following three (3) soil types **(Figure 3)**:

> **Anclote sand (#3)** is a nearly level, very poorly drained sandy soil found in marshy depressions in the flatwoods, in broad areas on the flood plains, and in poorly defined drainageways. The surface layer of this soil type generally consists of black sand about 19 inches thick. In most years the water table for this soil type is within a depth of 10 inches for more than 6 months. In dry seasons it is deeper, but is seldom below a depth

of 40 inches. Permeability of this soil type is rapid.

Pomello Sand, 0 to 8% slopes (#49) this is a nearly level moderately well drained sandy soil on broad low ridges and low knolls. The water table is 30-40in below the surface for two to four months and between 40-60in for 6 months. During dry periods it is below 60in for short periods.

Waters of the Atlantic Ocean (#100) are soils associated with open water (Indian River).

2.2 Land Uses and Vegetative Communities

The project site is comprised of seven (7) types vegetative communities, which were classified per the Florida Land Use, Cover and Forms Classification System (FLUCFCS) (**Figure 4**). The onsite wetland limits have been reviewed and approved by SJRWMD (**Figure 5**). The following sections provide a general description of the onsite upland and wetland land uses and vegetative communities within the project area.

190 – Open Land
This land use type can be found in the eastern portion of the Project Site, along the Indian River. This area is regularly maintained and contains herbaceous grasses.

510 – Streams and Waterways
The eastern portion of the Project Site falls within the Indian River Lagoon.

422 – Brazilian Pepper
This land use type can best describe the uplands along Indian River Drive. Vegetation consists predominately of Brazilian pepper (*Schinus terebenthifolia*).

438 – Mixed Hardwoods
The remaining forested uplands on the Project Site consists of this land use type. Vegetation consists of Brazilian pepper, cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), arrowhead (*Syngonium podophyllum*), sweet gum (*Liquidambar styraciflua*), sword fern *(Polystichum munitum),* wild coffee (*Psychotria nervosa*), and strawberry guava (*Psidium cattleyanum).*

740 – Disturbed Lands
There is a 10' utility and drainage easement that runs along the northern property boundary. This area appears to be maintained by the County/City.

631 – Wetland Scrub
This land use type can be found in the northeastern portion of the Project Site. Vegetation in this area consists of primrose willow (*Ludwigia peruviana*), elderberry (*Sambucus nigra* subsp. *canadensis*), Carolina willow (*Salix caroliniana*), cattail (*Typha* spp.), Brazilian pepper, and climbing hemp vine (*Mikana scandens*).

630 – Wetland Forested Mixed
This land use type best describes the remainder of the onsite wetlands. Vegetation consists of Brazilian pepper, cabbage palm, winged elm (*Ulmus alata*), sweet gum, strawberry guava, hackberry (*Celtis occidentalis*), swamp fern (*Blechnum serrulatum*) and giant leather fern (*Acrostichum aureum*).

3.0 WILDLIFE

A qualitative review of the site was conducted to determine if any wildlife species using the property are listed as protected by the U.S. Fish and Wildlife Service (USFWS) or the Florida Fish and Wildlife Conservation Commission (FWC). The following is a list of wildlife species documented to use the site either through direct observation or by observation of a particular species' presence such as tracks, burrows, scat, etc.

Birds
Northern cardinal (*Cardinalis cardinalis*)
Northern mockingbird (*Mimus polyglottos*)
Pileated woodpecker (*Dryocopus pileatus)*

Reptiles
Greenhouse frog (*Eleutherodactylus planirostris*)
Pig frog (*Rana grylio*)

Mammals
Raccoon *(Procyon lotor)*
Nine-banded armadillo *(Dasypus novemcinctus)*

No protected species of wildlife were documented within the Project Site. The following sections discuss the potential for the presence of protected species of wildlife. No work is proposed within the waterfront parcel, therefore aquatic species are not discussed below.

3.1 Bald Eagle

The American Bald Eagle *(Haliaetus leucocephalus)* was officially de-listed by the USFWS on July 9, 2007 (Federal Register Volume 72, No. 130). The bald eagle still receives protection from the USFWS under the Bald and Golden Eagle Protection Act (Eagle Act) and the Migratory Bird Treaty Act. A review of the Audubon Florida EagleWatch Nest Watch database was conducted prior to visiting the site to determine if there are any known bald eagle nests that could affect development of the property.

According to FWC's Eagle Nest Locator database, the closest documented eagle nest is identified as BE-110 and is located approximately 1.82 miles northwest of the Project Site (**Figure 6**). The associated primary (330-foot) and secondary (660-foot) management zones of BE-110 do not extend onto the Project Site. Therefore, development within the Project Site will have no effect on nearby nests; no permitting constraints would apply and coordination with regulatory agencies will not be required.

3.2 Wood Stork

The Project Site lies within the USFWS Consultation Area for wood stork, and lies within an "Active Foraging Area" for the wood stork. The wood stork (*Mycteria americana*) is listed as "Endangered" by the USFWS. Wood storks nest in colonies and forage in freshwater wetlands (Ogden). Good feeding habitat for wood storks typically consists of calm waters that do not have dense thickets of vegetation. The primary food of a stork's diet is small fish between 1 and 8 inches in length (Ogden).

The USFWS will evaluate potential impacts a project may have to Suitable Foraging Habitat (SFH) of the wood stork. SFH is defined as follows:

> *"…wetlands that typically have shallow-open water areas that are relatively calm and have a permanent or seasonal water depth between 5 to 38cm (2 to 15 inches) deep. Other shallow non-wetland water bodies are also SFH. SFH supports and concentrates, or is capable of supporting and concentrating small fish, frogs, and other aquatic prey. Examples of SFH include, but are not limited to freshwater marshes, small ponds, shallow, seasonally flooded roadside or agricultural ditches, seasonally flooded pastures, narrow tidal creeks or shallow tidal pools, managed impoundments, and depressions in cypress heads and swamp sloughs."* (Souza, 2010).

The Project Site does not contain SFH for the wood stork. The onsite wetlands are densely vegetated with no shallow open water areas. However, mitigation proposed to offset wetland impacts will also be sufficient to offset any potential impacts to wood stork SFH. The proposed development is not anticipated to adversely affect wood stork SFH and consultation with USFWS is not anticipated for this species.

3.3 Gopher Tortoise

The gopher tortoise (*Gopherus polyphemus*) is listed by the FWC as a Threatened species. Gopher tortoises are commonly found in areas occurring on well-drained sandy soils associated with xeric pine-oak hammock, scrub, pine flatwoods, pastures and citrus groves.

Modica & Associates conducted a preliminary survey for gopher tortoises and no gopher tortoise burrows were documented on the Project Site. It is unlikely that any gopher tortoise burrows will be documented on the Project Site as suitable habitat does not exist and the site has a high groundwater table.

The FWC only considers a gopher tortoise survey to be valid for 90-days. A comprehensive (100%) survey will be completed within 90-days of the anticipated start date of construction. If any tortoise burrows are documented, a permit from FWC will be obtained to authorize relocation to an approved, off-site recipient area. The permit process typically takes 45 to 90 days to complete. Relocation cannot commence until local government approval for land clearing or site development has been issued.

3.4 Eastern Indigo Snake

The Eastern indigo snake (*Drymarchon couperi*) is listed as "Threatened" by the USFWS. Indigo snakes are thick-bodied, glossy black snakes with iridescent blue highlights. Adult indigo snakes may be between 60 and 74 inches long (USFWS, 2016c). The USFWS routinely concurs that a project is "not likely to adversely affect" the indigo snake if the USFWS's *Standard Protection Measures for the Eastern Indigo Snake* ("Standard Protection Measures"; USFWS, 2004c) will be followed during project construction. The Standard Protection Measures require that an educational program be developed by the Applicant to inform all construction personnel of the potential presence of indigo snakes on the project site. This requires placement of posters on the project site, distribution of educational pamphlets and informational signs and videos. These educational documents have been prepared by USFWS and are readily available for use by the landowner.

The ACOE initiated consultation with the USFWS during the original permitting effort. It was determined that site development was not likely to adversely affect the indigo snake. There is a condition in the ACOE permit that requires the Permittee to comply with the Standard Protection Measures. Accordingly, the Applicant will employ the USFWS's Standard Protection Measures during project construction.

4.0 LISTED FLORA

No State or Federally listed plant species were identified on the Project Site.

5.0 WETLAND PERMITTING

The proposed development plan for this project will result in 2.59± acre of direct impacts and 1.60± acre of secondary impacts to wetlands. A valid ACOE permit exists for the Project Site. However, permitting through the SJRWMD will be necessary, as previous authorizations have expired.

The wetland and surface water impact areas can generally be considered low quality due to the presence of invasive species, geographic isolation from other undeveloped lands, significantly altered hydrology, and surrounding land uses. Wetland mitigation will not significantly differ from what was previously permitted by SJRWMD and the ACOE. Mitigation will consist of a combination onsite and offsite wetland mitigation, in addition to the purchase of wetland mitigation credits from an approved mitigation bank.

The offsite mitigation tract (Long Point Park) utilized under the previous permit has been recorded under Conservation Easement (CE) in favor of SJRWMD and has met success criteria and been released from monitoring. Offsite mitigation consisted of the creation/restoration of 1.25 acres of wetlands and the enhancement of 2.75 acres of uplands. All creation/restoration and enhancement activities have been completed.

The onsite mitigation consists of the preservation of 2.92 acres of onsite wetlands and 0.70 acres of onsite uplands.

An excess functional loss of 0.25 remains after the onsite and offsite mitigation. Compensation for this functional loss will be provided through the purchase of 0.25 mitigation credits from an approved mitigation bank.

7.0 EROSION & SEDIMENT CONTROL

The applicant will implement and maintain erosion and sediment control measures both prior to and during project development. This practice will ensure that no adverse water quality impacts to receiving waters and adjacent lands will occur during the proposed work. Control measures will retain sediment on-site and will help prevent violations of State standards. Practices incorporated will be in accordance with Chapter 6 of the Florida Land Development Manual: A guide to Sound Land and Water Management.

8.0 SUMMARY

The Cocoa Village Estates project ("Project Site") is a proposed 7.40± acre residential development. The Project Site is generally located north of Dixon Boulevard, west of the Indian River, and south of Indian Circle, in the City of Cocoa, Brevard County, Florida **(Figures 1 & 2)**. The Property is comprised of two parcels identified by the Brevard County Property Appraiser with Parcel Identification Numbers: 24-36-21-BM-*-3 and 24-36-21-BM-*-3.02.

The purpose of this assessment was to generally review the on-site habitats and vegetative communities, review existing wetland limits, and complete a general review for potential listed wildlife species. Our findings reflect on-site conditions at the time of the investigation and do not preclude the possibility that conditions may change in the future. All information provided is based on the rules in place at the time of this report.

This project was previously permitted by SJRWMD under ERP Application No. 130146-3.. The proposed development plan has not changed significantly and the only proposed design changes are due to the new stormwater Rules. The wetland line was reviewed by SJRWMD staff on July 11, 2024 and the wetland line utilized on the site plan and maps depict the approved limits.

The proposed development plan for this project will result in 2.59± acre of direct impacts and 1.60± acre of secondary impacts to wetlands.

The wetland and surface water impact areas can generally be considered low quality due to the presence of invasive species, geographic isolation from other undeveloped lands, significantly altered hydrology, and surrounding land uses. Wetland mitigation will not significantly differ from what was previously permitted by SJRWMD. Mitigation will consist of a combination onsite and offsite wetland mitigation, in addition to the purchase of wetland mitigation credits from an approved mitigation bank.

9.0 REFERENCES

Florida Association of Environmental Soil Scientists. 2000. Hydric Soils of Florida Handbook, Third Edition.

Florida Department of Agriculture and Consumer Services, Division of Plant Industry, April 2004. Preservation of Native Flora of Florida, Chapter 5B40.0055.

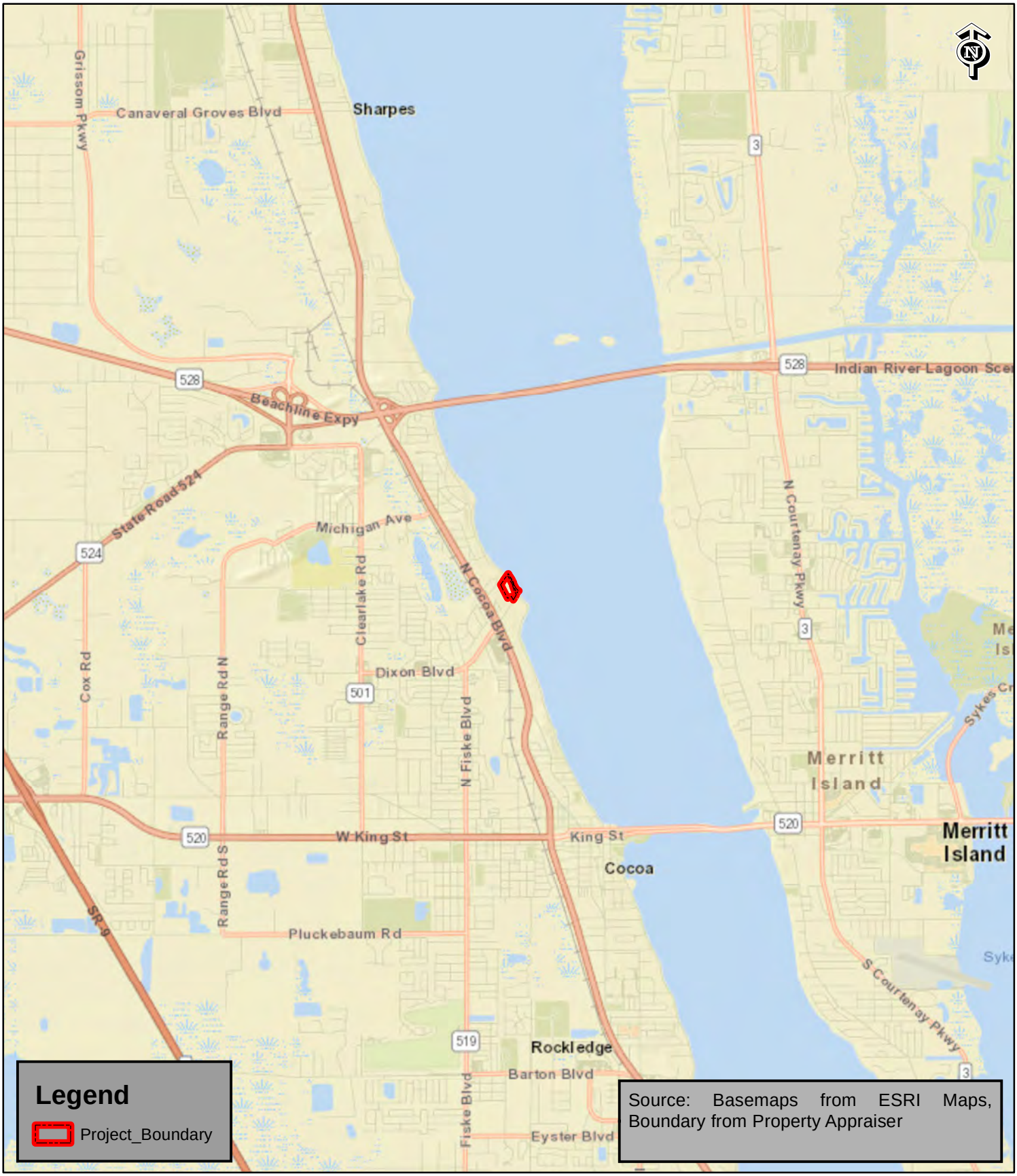
Florida Fish and Wildlife Conservation Commission, Eagle Nest Locator (http://wildflorida.org/eagle/eaglenests

Florida Fish and Wildlife Conservation Commission, Florida's Endangered Species, Threatened Species, and Species of Special Concern, June 2021.

Florida Natural Areas Inventory. 2022. Brevard County Tracking List. (www.fnai.org/trackinglist.cfm).

United States Department of Agriculture: Soil Conservation Service. 1990. Soil Survey of Brevard County, Florida.

FIGURES



Cocoa Village Estates

Figure 1 - Location Map
Section 21, Township 24S Range 36E
Brevard County, Florida

5,000 2,500 0 5,000 Feet

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Cocoa Village Estates

Figure 2 - Aerial Map
Section 21, Township 24S Range 36E
Brevard County, Florida

150 75 0 150 Feet

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Cocoa Village Estates

Figure 3 - Soils Map
Section 21, Township 24S Range 36E
Brevard County, Florida

150 75 0 150 Feet

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Cocoa Village Estates

Figure 4 - Land Use Map
Section 21, Township 24S Range 36E
Brevard County, Florida

200 100 0 200 Feet

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Cocoa Village Estates

Figure 5 - Wetland Map
Section 21, Township 24S Range 36E
Brevard County, Florida

125 62.5 0 125 Feet

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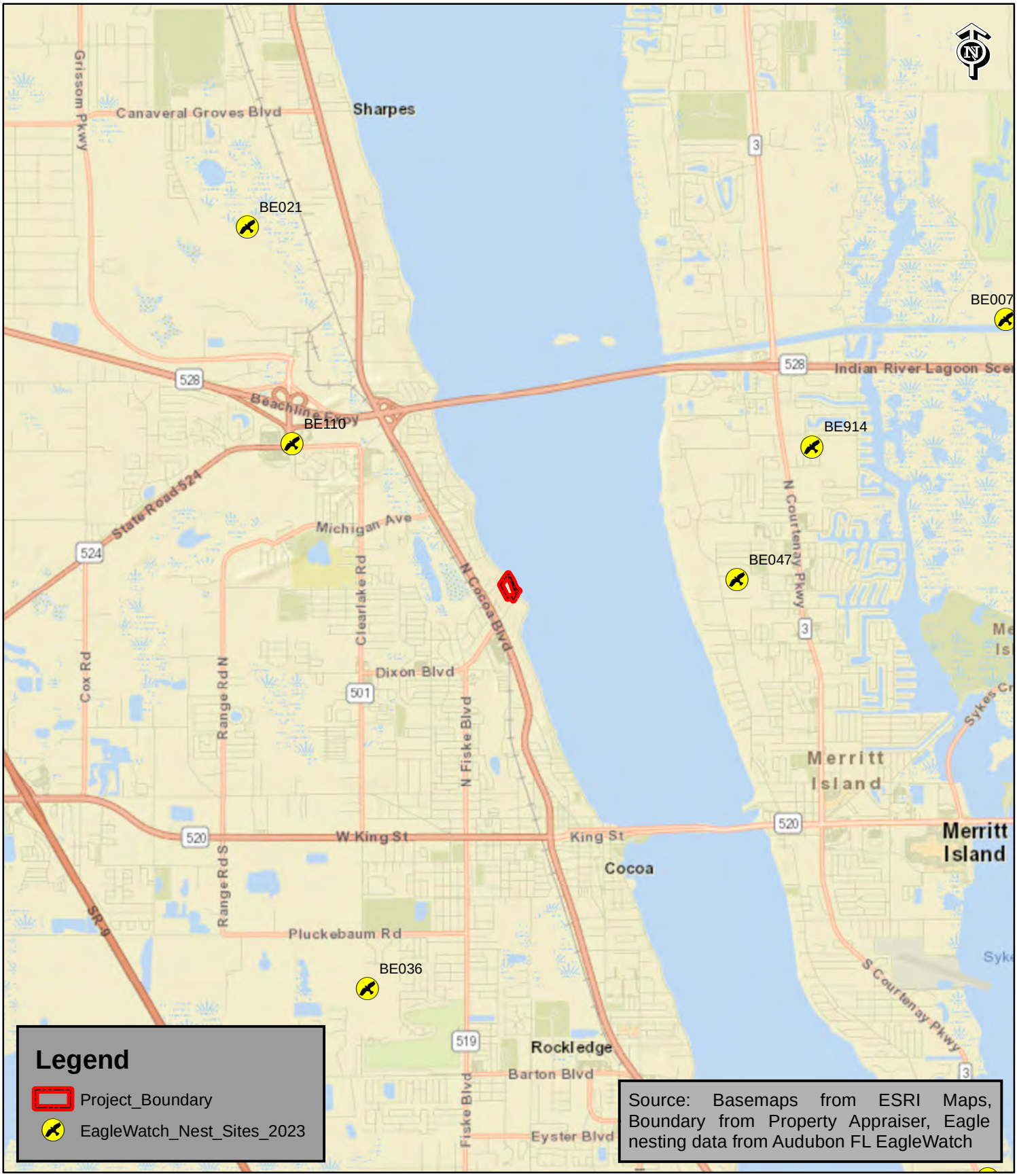

Cocoa Village Estates

Figure 6 - Eagle Nesting Map
Section 21, Township 24S Range 36E
Brevard County, Florida

5,000 2,500 0 5,000 Feet

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Delivered Via E-mail: Richard@mei-partners.com

December 18, 2024

Richard Companale, P.E.
MEI Partners, LLC
1035 S Semoran Blvd., Suite 1029
Winter Park, FL 32792

MODICA & ASSOCIATES

ENVIRONMENTAL
PLANNING
DESIGN &
PERMITTING

Re: Cocoa Village Bay Estates
Second Comment Letter – City of Cocoa
Application No. PS-22-00200011
Brevard County, Florida

Dear Richard:

Please find below, the responses to the Environmental Consideration questions in the City of Cocoa's second comment letter dated July 19, 2024. Those questions not answered here will be provided by the project engineer or others.

1. ***Construction Plans***
   - ***b. Original comment: Survey shows significant environmental challenges (flood zone and wetlands). More detail is required on mitigation strategies and how the project will mee the City's LDC and Comprehensive Plan policies.***

     Comment 7/19/2024: provide State & Federal permits. City standards are still required to be met.

     Please see the attached, federal ACOE permit. Although the original SJRWMD ERP has expired, the permit did authorize impacts to on-site wetlands along Indian River Drive, where development is proposed. The proposed development plan has not changed and the requested wetland impacts will be similar to what was originally permitted. A new ERP application will be submitted, and a copy of the SJRWMD ERP will be provided upon issuance.

   - ***d. Original comment: Add information related to environmental sensitivity. The majority of the project is within wetlands. Address compliance with the Comprehensive Plan including but not limited to the following policies: 9.1.3.9, 9.2.2.1, 9.2.2.3, 12.1.6.4, 12.1.6.6, 12.1.6.8, and 12.1.9.1-12.1.9.4.***

     Comment 7/19/2024: Response is insufficient. A narrative is required showing compliance with aforementioned policies.

     Each of the mentioned policies are addressed below:

Objective 9.1.3.9 – The project does not propose any work along the shoreline. The shoreline will remain as-is in current condition.

Objective 9.2.2.1 – Please refer to the engineered site plans and response letter by MEI Partners.

Objective 9.2.2.3 – Please refer to the engineered site plans and response letter by MEI Partners.

Objective 12.1.6.4 – Please refer to the engineered site plans and response letter by MEI Partners.

Objective 12.1.6.6 – No listed species have been documented on the Project Site and suitable habitat does not exist onsite.

Objective 12.1.6.8 – Acknowledged.

Objective 12.1.9.1 – 12.1.9.4 – Please refer to the engineered site plans and response letter by MEI Partners.

f. Original comment: Please review the Conservation Element of the City's Comprehensive Plan. There are a number of policies related to wetland impacts.

Comment 7/19/2024: Insufficient response. Narrative response detailing compliance is required.

The Project Site does not contain listed species or suitable habitat. Although there are wetlands onsite, they are of extremely low-quality. The native vegetative composition has been degraded over the years with the introduction of nuisance/exotic species such as Brazilian pepper, primrose willow, and cattail. This significant presence of nuisance and exotic vegetation is indicative of altered hydrology and poor water quality. Additionally, the wetland currently receives untreated stormwater runoff directly from the adjacent roadways, resulting in degraded water quality.

There is a valid federal ACOE permit and the site was previously permitted by SJRWMD. Both of these permits authorized impacts to on-site wetlands. The proposed site plan is not significantly different than what was previously permitted by SJRWMD; however, the wetland has increased in size. The wetland delineation depicted on the most recent survey has been reviewed and approved by SJRWMD. Mitigation for the proposed wetland impacts will consist of both onsite and offsite mitigation (as outlined in the ACOE permit), in addition to the purchase of wetland mitigation credits from an approved in-basin mitigation bank.

Please refer to the attached environmental support package, completed by M&A, for additional information.

g. Original comment: Review Policy 12.1.6.15 and detail how wetland impacts will be managed and mitigated.

Comment 7/19/2024: Insufficient response; narrative response required. Previous project no longer active.

Please refer to the attached environmental package completed by M&A. Mitigation for wetland impacts is detailed in this report.

h. Original comment: There appears to be multiple wetland delineations shown as part of the survey that was provided with the project submittal. Please clarify how this is going to be handled.

The latest survey depicts the most recent wetland delineation completed by M&A and approved by SJRWMD staff on July 11, 2024.

j. Original comment: No environmental study has been provided.

Comment 7/19/2024: Environmental study is required per code. Submittal of study to other agencies does not supersede code requirement.

Please refer to the attached environmental package completed by M&A.

If you have any questions or comments, please feel free to contact me.

Sincerely,

Amanda Walter
Project Manager
Amanda@Modica.cc

cc: Clark Modica, Modica and Associates, Inc. (via email)

Attachments:
ACOE permit
Environmental Package

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
701 SAN MARCO BOULEVARD
JACKSONVILLE, FLORIDA 32207-8175

REPLY TO
ATTENTION OF

August 16, 2024

Regulatory Division
North Branch
Cocoa Permits Section
SAJ-2012-00787 (MOD-CMM)
Modification-1

Cocoa Village Bay Estates, LLC
C/O Jose Faria
2333 Ponce De Leon, Suite 630
Coral Gables, FL 33134

Dear Mr. Faria:

The U.S. Army Corps of Engineers (Corps) has completed the review and evaluation of your modification request, received on October 25th, 2023, in which you requested to extend the current Department of the Army permit number SAJ-2012-00787, issued to Sunward Manor LLC, dated March 6th 2019. The project site is located at the north corner of Dixon Blvd and Indian River Drive, Sections 21/22, Township 24 South, Range 36 East, in Brevard County, Florida.

The proposed modification is to extend the expiration date to complete your proposed project. This authorization is hereby extended. The time limit for completing the work authorized ends on **August 16, 2026.**

The impact of your proposal on navigation and the environment has been reviewed and found to be insignificant. The permit is hereby modified in accordance with your request. You should attach this letter to the permit. All other conditions of the permit remain in full force and effect.

If you have any questions concerning this permit modification, please contact the project manager Corey M. Maier at the letterhead address, by telephone at 321-504-3771 or by electronic mail at corey.m.maier@usace.army.mil.

Thank you for your cooperation with our permit program. The Corps' Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to complete our automated Customer Service Survey at https://regulatory.ops.usace.army.mil/customer-service-survey/. Please be aware this Internet address is case sensitive; and, you will need to enter it exactly as it appears above. Your input is appreciated – favorable or otherwise.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

Corey Maier

for Brandon L. Bowman
Colonel, U.S. Army
District Commander

Enclosures

DA Permit SAJ-2012-00787
Permit Extension Request
Mitigation Plan

cc:
Oscar Larraza, Vertical Developments (olarraza@vertical-developments.com)

Florida Environmental Consulting, Inc.

RECEIVED
USACE Jacksonville District
Jacksonville Regulatory Office
25 OCT 2023

October 25, 2023

Luigi Federici
Regulatory Program Assistant
USACE Jacksonville District
701 San Marco Blvd
Jacksonville, FL 32207-8175

Subject: River Shores of Cocoa Subdivision Permit Extension
Permit Number: SAJ-2012-00787
Brevard County, Florida
Engineer's Project Number: FEC-23-203

Dear Mr. Federici:

Please find this letter as a formal request for a permit extension and transfer of the above permit set to expire February 11, 2024. The permit is for the construction of single-family residences within Waters of the United States with associated compensatory mitigation. The project is currently securing funding and has also experienced setbacks associated with multiple natural emergencies including hurricanes and COVID-19, and accordingly requests a permit extension of three years from the permit expiration date (February 11, 2027). There are no proposed modifications to the current permit.

The new entity being transferred this permit is:

Cocoa Village Bay Estates, LLC
2333 Ponce De Leon, Suite 630
Coral Gables, FL 33134

Please see the attached current permit, survey, drawings, title, and other related materials. Should you have any questions regarding the above subject, please feel free to contact our office at any time.

Sincerely,

Timothy E. Maslin, C.E.S., C.E.C.
President

Florida Environmental Consulting, Inc.

October 25, 2023

Luigi Federici
Regulatory Program Assistant
USACE Jacksonville District
701 San Marco Blvd
Jacksonville, FL 32207-8175

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Sincerely,

Timothy E. Maslin, C.E.S., C.E.C.
President

DEPARTMENT OF THE ARMY PERMIT

Permittee: Sunward Manor, LLC
c/o Dennis Normandin
60 Edro Isle
Westminster, MA 01437

Permit No: SAJ-2012-00787 (SP-JSC)

Issuing Office: U.S. Army Engineer District, Jacksonville

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: The permittee is authorized to fill 2.19-acres of waters of the United States for construction of a single-family subdivision. The work described above is to be completed in accordance with the five attachments, totaling pages, affixed at the end of this permit instrument.

Project Location: The 10.76 acre River Shores of Cocoa project site is located on the north corner of Dixon Blvd and Indian River Drive; Sections 21 and 22, Township 24 South, Range 36 East, in Brevard County, Florida. The site drains through a ditch outfall/structure to the Indian River Lagoon (IRL; Cape Canaveral Hydrologic Unit Code 03080202).

Directions to site: From the Beachline (SR 528), proceed south on US 1 to Dixon Blvd; turn left and proceed 0.2 mile to the project site (north side of road).

Approximate Central Coordinates: Latitude 28.38191°
Longitude -80.73739°

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Permit Conditions

General Conditions:

1. The time limit for completing the work authorized ends on **February 11, 2024.** If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature and the mailing address of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

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Special Conditions:

1. Reporting Address: The Permittee shall submit all reports, notifications, documentation and correspondence required by the general and special conditions of this permit to the following address:

a. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, South Branch Enforcement Section, 400 High Point Drive, Suite 600, Cocoa, Florida, 32926.

b. For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 20 MB). The Permittee shall reference this permit number, SAJ-2012-00787 (SP-JSC), on all submittals.

2. Commencement Notification: Within 10 days from the date of initiating the work authorized by this permit, the Permittee shall provide a written notification of the date of commencement of authorized work to the Corps.

3. Erosion Control: Prior to the initiation of any work authorized by this permit, the Permittee shall install erosion control measures along the perimeter of all work areas to prevent the displacement of fill material outside the work area. Immediately after completion of the final grading of the land surface, all slopes, land surfaces, and filled areas shall be stabilized using sod, degradable mats, barriers, or a combination of similar stabilizing materials to prevent erosion. The erosion control measures shall remain in place and be maintained until all authorized work has been completed and the site has been stabilized.

4. Compensatory Mitigation: Within six months from the date of initiating the work authorized by this permit, the Permittee shall complete all construction and implementation mitigation activities in accordance with the approved final compensatory mitigation plan, included as **Attachment 3** of this permit:

a. On-Site Compensatory Mitigation: Enhancement of 2.54 acres of on-site palustrine forested wetlands infested with Brazilian pepper (BP). This also includes BP removal on 1.08 acres of upland, for a total conservation acreage of 3.62 acres. Additionally, two baffle boxes will be installed downstream of stormwater pond discharges.

b. Off-Site Mitigation: Enhancement of 2.50 acres of off-site wetlands (approximately half palustrine and half estuarine mangrove) infested with BP. This also includes BP removal on 1.54 acres of upland, for a total conservation acreage of 4.04 acres.

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c. Performance Standards

(1) Wetland Mitigation Performance Standards: In addition to those listed in the compensatory mitigation plan, all wetland areas must meet the following Performance Standards prior to a determination of success:

(a) At least 80-percent cover by appropriate wetland species (i.e., Facultative Wet or Obligate) at the site.

(b) Categories I and II invasive plant species, pursuant to the most current list established by the Florida Exotic Pest Plant Council at https://www.fleppc.org/, and the nuisance species primrose willow, dog fennel, Bermuda grass, Bahia grass, and cattail shall total less than 5–percent coverage per wetland acre.

(c) Hydrologic conditions are appropriate to maintain the target vegetative community.

(d) The permittee shall install, maintain, and report maintenance of, two baffle boxes, including maintenance date, activity (e.g. change media) and characterization of material type and quantity removed.

(2) Upland Mitigation Performance Standards: In addition to those listed in the CMWMP, all upland areas must meet the following Performance Standards prior to a determination of success:

(a) At least 80-percent cover by appropriate upland species at the site.

(b) Categories I and II invasive plant species, pursuant to the most current list established by the Florida Exotic Pest Plant Council at https://www.fleppc.org/, and the nuisance species dog fennel, Bermuda grass, and Bahia grass shall total less than 5–percent coverage per wetland acre.

5. Conservation Easement: The Permittee shall have a legally sufficient conservation easement prepared to ensure to the Corps' satisfaction the areas referenced in the Compensatory Mitigation Special Condition will remain in their natural state in perpetuity. Conservation easements shall be placed over wetland and upland areas consistent with compensatory mitigation implementation (Special Condition #4). The on-site conservation easement will encompass 2.54 acres of wetlands and 1.08 acres of uplands; off-site conservation easement will encompass 2.50 acres of wetlands and

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1.54 acres of uplands. These natural preserve areas will not be disturbed by any dredging, filling, land clearing, agricultural activities, planting, or other construction work whatsoever except as required or authorized by this permit. The Permittee agrees that the only future utilization of the preserved areas in question will be as a purely natural area. To show compliance with this condition the Permittee shall complete the following:

a. At least 60 days prior to initiating work in each wetland fill area authorized by this permit, submit to the Corps the draft conservation easement document with a legal description, survey, and scale drawings, of the area in question. The Corps shall have all rights of the Grantee in the conservation easement. The following paragraph shall be incorporated in the conservation easement document:
Rights of U.S. Army Corps of Engineers (Corps). The Corps, as a third-party beneficiary, shall have the right to enforce the terms and conditions of this Conservation Easement, including:

(1) The right to take action to preserve and protect the environmental value of the Property;
(2) The right to prevent any activity on or use of the Property that is inconsistent with the purpose of this Conservation Easement, and to require the restoration of areas or features of the Property that may be damaged by any inconsistent activity or use;
(3) The right to enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement;
(4) The right to enforce this Conservation Easement by injunction or proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and the right to require Grantor, or its successors or assigns, to restore such areas or features of the Property that may be damaged by any inconsistent activity or use or unauthorized activities; and

The Grantor, including their successors or assigns, shall provide the Corps at least 60 days advance notice in writing before any action is taken to amend, alter, release, or revoke this Conservation Easement. The Grantee shall provide reasonable notice and an opportunity to comment or object to the release or amendment to the Corps. The Grantee shall consider any comments or objections from the U.S. Army Corps of Engineers when making the final decision to release or amend this Conservation Easement.

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b. At least 60 days prior to initiating work in each wetland fill area authorized by this permit, submit to the Corps a title insurance commitment with the draft conservation easement document, IN FAVOR OF THE GRANTEE, for the property which is being offered for preservation to show that the Permittee has clear title to the real property and can legally place it under a conservation easement. Any existing liens or encumbrances on the property shall be subordinated to the conservation easement. At the time of recordation of the conservation easement, a title insurance policy shall be provided to the Corps in an amount equal to the current market value of the property.

c. Within 30 days of Corps' approval of the draft conservation easement, the Permittee will record the easement in the public records of Brevard County, Florida. A certified copy of the recorded document, plat, and verification of acceptance from the grantee shall be forwarded to the Corps within 60 days of Corps' approval of the draft conservation easement.

d. In the event this permit is transferred, proof of delivery of a copy of the recorded conservation easement to the subsequent Permittee or Permittees shall be submitted to the Corps together with the notification of permit transfer.

The Grantee shall not assign its rights or obligations under this conservation easement except to another organization qualified to hold such interests under the applicable state and federal laws, including §704.06 Florida Statutes, and committed to holding this conservation easement exclusively for conservation purposes. The Corps shall be notified in writing of any intention to reassign the conservation easement to a new grantee and shall approve the selection of the grantee. The new grantee shall accept the assignment in writing and a copy of this acceptance delivered to the Corps. The conservation easement shall then be re-recorded and indexed in the same manner as any other instrument affecting title to real property and a copy of the recorded conservation easement furnished to the Corps.

6. As-Builts: Within 60 days of completion of the authorized work or any specific phased improvement of the authorized work or at the expiration of the construction window of this permit, whichever occurs first, the Permittee shall submit as-built drawings of the authorized work and a completed As-Built Certification Form (**Attachment 4**) to the Corps. The drawings shall be signed and sealed by a registered professional engineer and include the following:

a. A plan view drawing of the location of the authorized work footprint (as shown on the permit drawings) with an overlay of the work as constructed in the same scale as the attached permit drawings (8 1/2-inch by II-inch). The drawing should show all "earth

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disturbance," including wetland impacts, water management structures, and any on-site mitigation areas.

b. List any deviations between the work authorized by this permit and the work as constructed. In the event that the completed work deviates, in any manner, from the authorized work, describe on the As-Built Certification Form the deviations between the work authorized by this permit and the work as constructed. Clearly indicate on the as-built drawings any deviations that have been listed. Please note that the depiction and/or description of any deviations on the drawings and/or As-Built Certification Form does not constitute approval of any deviations by the U.S. Army Corps of Engineers.

c. The Department of the Army Permit number.

d. Include pre-and post-construction aerial photographs of the project site, if available.

7. Eastern Indigo Snake Protection Measures: The Permittee shall comply with U.S. Fish and Wildlife Service's "Standard Protection Measures for the Eastern Indigo Snake" (dated August 12, 2013) during project site preparation and construction (**Attachment 5)** and:

a. Prior to construction of any project on ICP, the Permittee will perform pedestrian surveys over 100 percent of the project area from October 1 through April 30, consistent with *Survey Protocol for the Eastern Indigo Snake, Drymarchon couperi, in North and Central Florida* (September 2011), or the most recent protocol. For each survey, project ecologists will record survey data on *Appendix B Eastern Indigo Survey Data Sheet*.

b. If eastern indigo snake are determined to be in the project area, reconsultation must be initiated with U.S. Fish and Wildlife Service.

c. Within 30 days subsequent to performing a survey, the Permittee will provide completed *Appendix B Eastern Indigo Survey Data Sheet(s)* to the Corps and North Florida Field Office of the U.S. Fish and Wildlife Service.

8. Cultural Resources: No structure or work shall adversely affect impact or disturb properties listed in the National Register of Historic Places (NRHP) or those eligible for inclusion in the NRHP.

a. If during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a

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previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work and ground-disturbing activities within a 100-meter diameter of the discovery and notify the Corps within the same business day (8 hours). The Corps shall then notify the Florida State Historic Preservation Officer (SHPO) and the appropriate Tribal Historic Preservation Officer(s) (THPO(s)) to assess the significance of the discovery and devise appropriate actions.

b. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition, if deemed necessary by the SHPO, THPO(s), or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

c. In the unlikely event that unmarked human remains are identified on non-federal lands, they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO and THPO(s). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the State Archeologist and from the Corps.

9. Fill Material: The Permittee shall use only clean fill material for this project. The fill material shall be free from items such as trash, debris, automotive parts, asphalt, construction materials, concrete block with exposed reinforcement bars, and soils contaminated with any toxic substance, in toxic amounts in accordance with Section 307 of the Clean Water Act.

10. Monitoring and Reporting Timeframes: To document achievement of the performance standards identified in the approved mitigation plan (Attachment 3) and **Compensatory Mitigation** Special Condition of this permit, the Permittee shall complete the following:

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a. Perform a time-zero monitoring event of each wetland and upland mitigation area(s) identified within each commencement notification, as identified in the approved mitigation plan (Attachment 3) and Compensatory Mitigation Special Condition of this permit.

b. Submit the time-zero report to the Corps within 60 days of completion of the monitoring event. The report will include at least one paragraph depicting baseline conditions of the mitigation site(s) prior to initiation of the compensatory mitigation objectives and a detailed plan view drawing of all created, enhanced and/or restored mitigation areas.

c. Subsequent to completion of the compensatory mitigation objectives, perform annual monitoring of the wetland mitigation areas for a total of no less than 5 years of monitoring.

d. Submit annual monitoring reports to the Corps within 60 days of completion of the monitoring event. Semi-annual monitoring will be combined into one annual monitoring report.

e. Monitor the mitigation area(s) and submit annual monitoring reports to the Corps until released in accordance with the **Mitigation Release** Special Condition of this permit.

Reporting Format: The Permittee shall submit all monitoring documentation to the Corps on 8½-inch by 11-inch paper, and include the following:

a. Project Overview:
(1) Department of the Army Permit Number
(2) Name and contact information of Permittee and consultant
(3) Name of party responsible for conducting the monitoring and the date(s) the inspection was conducted
(4) A brief paragraph describing the purpose of the approved project, acreage and type of aquatic resources impacted, and mitigation acreage and type of aquatic resources authorized to compensate for the aquatic impacts.
(5) Written description of the location, any identifiable landmarks of the compensatory mitigation project including information to locate the site perimeter(s), and coordinates of the mitigation site (expressed as latitude, longitude, UTMs, state plane coordinate system, etc.).
(6) Dates compensatory mitigation commenced and/or was complete.
(7) Short statement on whether the performance standards are being met.

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(8) Dates of any recent corrective or maintenance activities conducted since the previous report submission

(9) Specific recommendations for any additional corrective or remedial actions.

b. Requirements: List the monitoring requirements and performance standards, as specified in the approved mitigation plan and special conditions of this permit, and evaluate whether the compensatory mitigation project site is successfully achieving the approved performance standards or trending towards success. A table is a recommended option for comparing the performance standards to the conditions and status of the developing mitigation site.

c. Summary Data: Summary data should be provided to substantiate the success and/or potential challenges associated with the compensatory mitigation project. Photo documentation may be provided to support the findings and recommendations referenced in the monitoring report and to assist the PM in assessing whether the compensatory mitigation project is meeting applicable performance standards for that monitoring period. Submitted photos should be formatted to print on a standard 8½-inch x 11-inch piece of paper, dated, and clearly labeled with the direction from which the photo was taken. The photo location points should also be identified on the appropriate maps.

d. Maps and Plans: Maps shall be provided to show the location of the compensatory mitigation site relative to other landscape features, habitat types, locations of photographic reference points, transects, sampling data points, and/or other features pertinent to the mitigation plan. In addition, the submitted maps and plans should clearly delineate the mitigation site perimeter(s). Each map or diagram should be formatted to print on a standard 8½-inch x 11-inch piece of paper and include a legend and the location of any photos submitted for review. As-built plans may be included.

e. Conclusions: A general statement shall be included that describes the conditions of the compensatory mitigation project. If performance standards are not being met, a brief explanation of the difficulties and potential remedial actions proposed by the Permittee or sponsor, including a timetable, shall be provided. The District Commander will ultimately determine if the mitigation site is successful for a given monitoring period.

11. Remediation: If the compensatory mitigation fails to meet the performance standards within five years after completion of the compensatory mitigation objectives and Compensatory Mitigation Special Condition of this permit, the compensatory mitigation will be deemed unsuccessful. Within 60 days of notification by the Corps

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that the compensatory mitigation is unsuccessful, the Permittee shall submit to the Corps an alternate compensatory mitigation proposal sufficient to create the functional lift required under this permit. The alternate compensatory mitigation proposal may be required to include additional mitigation to compensate for the temporal loss of wetland functions associated with the unsuccessful compensatory mitigation activities. Where long-term success is in question, the Corps may require the purchase of federal compensatory mitigation credit(s) to fulfill the mitigation requirement. The Corps reserves the right to fully evaluate, amend, and approve or reject the alternate compensatory mitigation proposal. Within 120 days of Corps approval, the Permittee will complete the alternate compensatory mitigation proposal.

12. Mitigation Release: The Permittee's responsibility to complete the required compensatory mitigation, as set forth in the Compensatory Mitigation Special Condition of this permit, will not be considered fulfilled until mitigation success has been demonstrated and written verification has been provided by the Corps. A mitigation area which has been released will require no further monitoring or reporting by the Permittee; however the Permittee, Successors and subsequent Transferees remain perpetually responsible to ensure that the mitigation area(s) remain in a condition appropriate to offset the authorized impacts in accordance with General Condition 2 of this permit.

13. Regulatory Agency Changes: Any proposed changes to upland and wetland compensatory mitigation area boundaries, or work within these areas in excess of conservation easement restrictions, require a modification to this permit. Should any other regulatory agency require changes to the work authorized or obligated by this permit, the Permittee is advised that a modification to this permit instrument is required prior to initiation of those changes. It is the Permittee's responsibility to request a modification of this permit from the Cocoa Regulatory Office.

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

( ) Section 10 of the Rivers and Harbors Act of 1899
(33 U.S.C. 403).

(X) Section 404 of the Clean Water Act (33 U.S.C. 1344).

( ) Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

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2. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal projects.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 4 above).

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c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions: General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

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US ARMY CORPS OF ENGINEERS
FEB 25 2019
RECEIVED
COCOA PERMITS SECTION

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

Dennis Normandin — 2-22-19
(PERMITTEE) Managing Member Sunward Manor LLC — (DATE)

Dennis P Normandin
(PERMITTEE NAME-PRINTED)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

6 March 2019
(DISTRICT ENGINEER) — (DATE)
For Andrew D. Kelly, Jr.
Colonel, U.S. Army
District Commander

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When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

_____ _____
(TRANSFEREE-SIGNATURE) (DATE)

Cesar A. Paniagua - MGR Cocoa Village Bay Estates LLC
(NAME-PRINTED)

175 SW 7TH ST, Suite 2201
(ADDRESS)

Miami, FL 33130
(CITY, STATE, AND ZIP CODE)

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Attachments to Department of the Army Permit Number SAJ-2012-00787 (SP-JSC)

1. PERMIT DRAWINGS: 10 pages.

2. WATER QUALITY CERTIFICATION: Specific Conditions of the water quality permit/certification in accordance with General Condition number 5 on page 3 of this DA permit. 9 pages.

3. COMPENSATORY MITIGATION PLAN: U.S. Army Corps of Engineers Compensatory Mitigation Plan For River Shores of Cocoa Subdivision: 7 pages.

4. AS-BUILT CERTIFICATION FORM: 2 pages.

5. THE STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE: 4 pages.

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U.S. Army Corps of Engineers Compensatory Mitigation Plan For River Shores of Cocoa Subdivision

Objective

The mitigation proposed is both on-site and off-site as there is no known permitted wetland mitigation in the basin.

On-site mitigation consists of 3.62 acres of enhancement. There is 2.54 acres of forested wetlands (FLUCCS Code 6107) to be enhanced by the eradication of the exotic invasive Brazilian pepper (*Schinus terebinthifolius*). The enhancement of 1.08 acres of upland buffer (FLUCCS Code 4270) will be accomplished by the eradication of the exotic invasive Brazilian pepper *(Schinus terebinthifolius*).

The wetland enhancement area consists of 2.54 acres mixed wetland hardwoods and is infested with Brazilian pepper. The Canopy species within this forested system are American elm (*Ulmus americana*), pig nut hickory (*Carya glabra*), and hackberry (*Celtis laevigata*). Midstory species are cabbage palm (*Sabal palmetto*) and wax myrtle (*Myrica cerifera*) while the understory species consist of Virginia chain fern (*Woodwardia virginicus*), wild taro (*Colocassia esculenta*), resurrection fern (*Polypodium polypoides*), Brazilian pepper (*Schinus terebinthifolius*), and sunflower (*Helianthus* sp.).

The enhancement area also includes 1.08 acres of upland buffer of live oak habitat infested with Brazilian pepper. Dominant vegetation includes live oak (*Quercus virginiana*) and Brazilian pepper (*Schinus terebinthifolius*).

Off-site enhancement area (approximately 4.00 acres) consists of a Hardwood-Conifer Mixed (FLUCCS – 4340; FNAI – Maritime Hammock) upland buffer and a Mangrove Swamp (FLUCCS – 6120; FNAI – Mangrove Swamp). The entire area is heavily infested with Brazilian pepper (*Schinus terebinthifolius*).

The upland buffer area is approximately 2.75 acres within this 4.00 acres and is heavily infested with Brazilian pepper (*Schinus terebinthifolius*) which is proposed to be removed. Upon removal the upland will be planted with live oak (*Quercus virginiana*), cabbage palm (*Sabal palmetto*), pignut hickory (*Carya glabra*), red cedar (*Juniperus virginiana*), American holly *(Ilex opaca*) and Yaupon (*Ilex vomitoria*). Varity is dependent on availability.

The wetland restoration area's habitat is listed as Mangrove Swamps (FLUCCS – 6120; FNAI – Mangrove Swamp). Dominant vegetation includes red mangrove (*Rhizophora mangle*), black mangrove (*Avicennia germinans*), white mangrove (*Laguncularia racemosa*), and buttonwood (*Conocarpus erectus*). Scattered understory consists of seaside oxeye (*Borrichia frutescens*), gray nicker bean (*Guilandina bonduc*), and coinvine (*Dalbergia ecastaphyllum*). This area is heavily infested with Brazilian pepper (*Schinus terebinthifolius*) which is proposed to be removed. Upon removal the upland will be planted with red mangrove (*Rhizophora mangle*), black mangrove (*Avicennia germinans*), white mangrove (*Laguncularia racemosa*), and

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buttonwood (*Conocarpus erectus*). The understory will be planted with seaside oxeye (*Borrichia frutescens*), gray nicker (*Guilandina bonduc*), and coinvine (*Dalbergia ecastaphyllum*).

Site Selection

The mitigation sites were selected because they are all within the same drainage basin draining to the Indian River Lagoon. The on-site mitigation area is immediately west of the proposed development site and the off-site mitigation is within (7) seven miles of the proposed development site. All proposed mitigation habitats are similar habitats to the areas proposed for impact. The habitats can be practically managed to accomplish ecologically self-sustaining aquatic resource enhancement by the enacting of this management plan by the removal of the Brazilian pepper and an aggressive herbicide program.

Site Selection Instrument

The on-site mitigation area will be protected by a state and federal approved conservation easement. The off-site mitigation area Long Point Park within the City of Cape Canaveral will also be protected by a state and federal approved conservation easement.

Baseline Information

The project site is located on the north side of Dixon Blvd and on the east and west side of N. Indian River Drive adjacent to the Indian River Lagoon in Cocoa. The property is bordered by single family residential development to the north and south and undeveloped land and commercial development to the west. The property slopes from west to east toward the river and is comprised of an upland hardwood forest community on the west side with live oak, pignut hickory, hickory, cherry laurel, and Brazilian pepper. This transitions easterly into a mixed wetland hardwood community of elm, hackberry, cabbage palm, wax myrtle, various ferns and lizards tail. Downslope and closer to the road, the wetland is dominated by Brazilian pepper. The property contains riverfront lots that are located on N. Indian River Dr. The shoreline area is a very narrow area between the road and shoreline and is mostly hardened or improved with rip rap and stabilized with cabbage palms, sod and native grasses.

The elevations on the west border of the property are approximately 12. The site falls to approximately 0.7 elevation at the Indian River Lagoon. Hydrologically, the ground water bleeds out of the “hill” continuously and drains to the Indian River Lagoon.

There are no known aquatic or wetland dependent species utilizing the site for upland nesting habitat. No wetland dependent listed species are expected to utilize this site for upland nesting habitat. Impacts to the ecological value of uplands to aquatic or wetland dependent listed species for enabling existing denning or nesting by these species are not anticipated.

The project has been designed to minimize the wetland impact by maximizing use of the upland areas and impacts are to the lower quality wetland areas. The remaining wetland and upland area will be preserved by a conservation easement, additional mitigation is provided off-site in similar habitat.

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Determination of Credits
Please see the UMAM attached.

Mitigation Work Plan
Before any wetland impacts are made within the project site, conservation easements will be recorded for the on-site mitigation area (shown in submitted plans) and the off-site mitigation area (Long Point Park within the City of Cape Canaveral). The Brazilian pepper will be removed both on-site and off-site and stumps will be herbicided with the appropriate chemical mixture for pepper in uplands and wetlands. For the first year herbicide applications will be made on a quarterly basis. The second year herbicide applications will be performed upon results of quarterly monitoring.

Maintenance Plan
Brazilian pepper will be monitored and herbicided (with appropriate chemical mixture) so that the Brazilian pepper is maintained at less than 5%.

Performance Standards
Successful establishment of the wetland mitigation will have occurred when:

a) At least 90 percent of the planted individuals in each stratum have survived throughout the monitoring period and are showing signs of normal growth, based upon standard growth parameters such as height and base diameter, or canopy circumference; and,

b) At least 80 percent cover by appropriate wetland species has been obtained; and,

c) Hydrologic conditions generally conform to those specified in the mitigation plan; and,

d) The above criteria have been achieved by the end of a 5-year period following initial planting; and,

e) less than 5% areal coverage of plants on the 2017 Florida Exotic Pest Plant Council's list of Florida's most invasive species within the mitigation area within 5 years of the granting of the permit. exotic invasive species will be no greater than 5% per acre within 5 year period. Goals for Year 1: 30%, Year 2: 25%, Year 3: 20%, Year 4: 10%, Year 5: 5%

Monitoring Requirements
The site will be monitored on an annual basis, usually in the months of August and reported in an annual report during the month of September. The native habitat will be reported as canopy, mid-story and ground cover. Percentage of planted individuals in each stratum throughout the monitoring period will be reported showing signs of normal growth, based upon standard growth parameters such as height and base diameter and canopy circumference. Percent coverage by appropriate wetland species will be reported. The presence of plants on the 2017 Florida Exotic Pest Plant Council's list of Florida's most invasive species will be reported as a percentage per acre.

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Long Term Management Plan

The applicant will continue to maintain the on-site mitigation area to assure that the plants on the 2017 Florida Exotic Pest Plant Council's list of Florida's most invasive species will be maintained to less than 5% per acre. The City of Cape Canaveral will continue to maintain the Long Point Park (the off-site mitigation area) to assure that the plants on the 2017 Florida Exotic Pest Plant Council's list of Florida's most invasive species will be maintained to less than 5% per acre.

Adaptive Management Plan

In the event that some portion of the on-site and off-site mitigation area does not meet the applicable success criteria during the initial five (5) year monitoring phase, treatment will be provided for that area as listed below or revise the mitigation plan as necessary. Treatment will be provided and will encourage appropriate native plant species survival and proliferation while minimizing the presence of exotic invasive plant species. Corrective techniques may include mowing, burning, manual removal of unwanted plants and herbicides that are federally approved for use in wetlands. Vegetative control efforts will be carefully planned and executed to avoid negative impacts on adjacent habitats and wildlife. Biological maintenance within the wetlands will primarily be passive with natural processes allowed to gradually restore habitats.

The Adaptive Management will be used to manage this wetland enhancement. In this approach to resource management, management goals will remain the same, but management objectives and techniques may be modified in response to feedback (i.e. monitoring results) from this wetland ecosystem. Adaptive Management will be implemented if the specific restoration goals are not met or if it appears that actual conditions will diverge sufficiently far from the intended conditions to threaten the overall project goals.

Should the restoration of this site fail to meet the quantitative standards, corrective action will be taken, which could include vegetation management, hydrologic management, wildlife management and topographic modifications.

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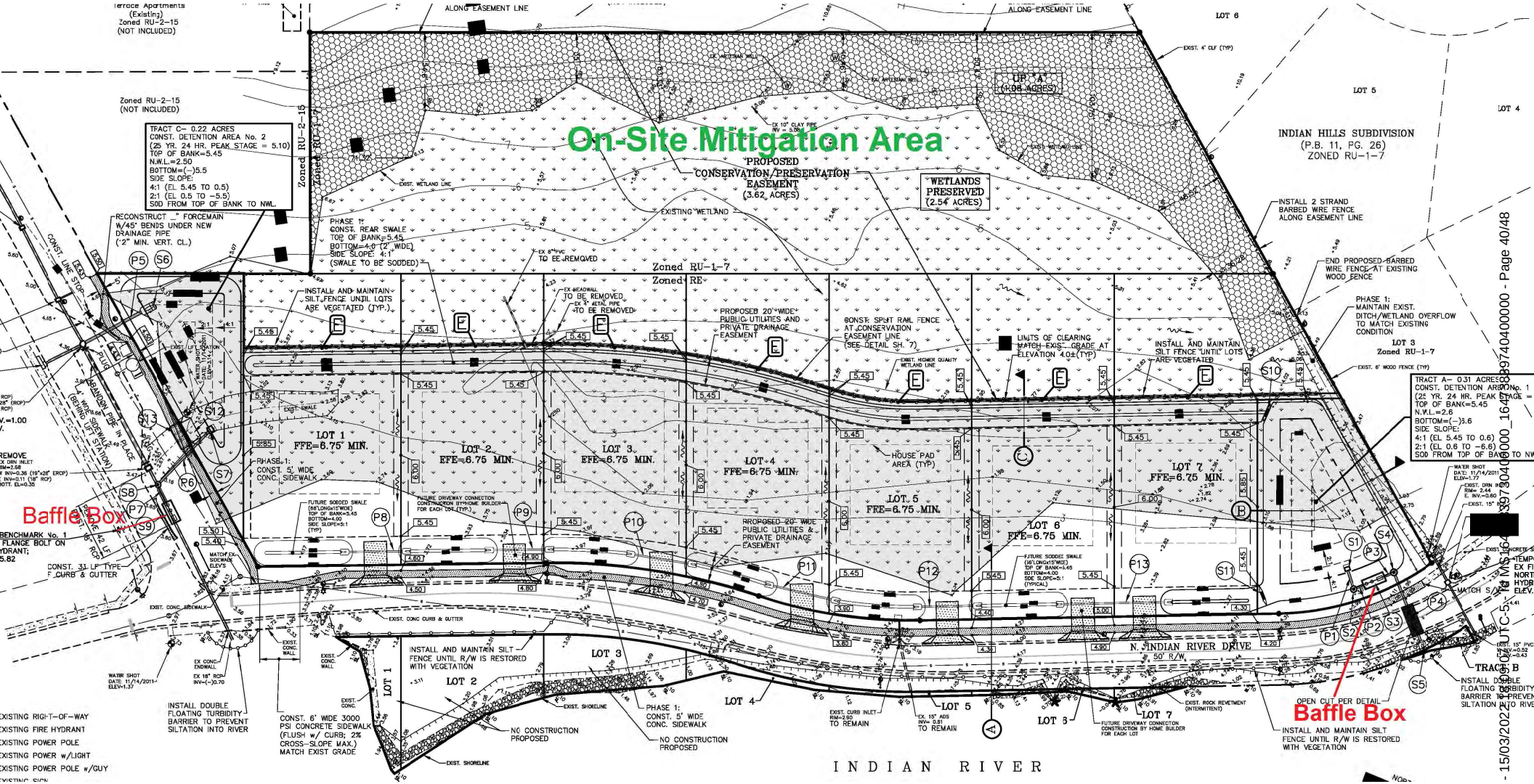
On-Site Mitigation Area
Baffle Box
Baffle Box
INDIAN HILLS SUBDIVISION
(P.B. 11, PG. 26)
ZONED RU-1-7
PROPOSED
CONSERVATION/PRESERVATION
EASEMENT
(3.62 ACRES)
WETLANDS
PRESERVED
(2.54 ACRES)
UP A'
(1.08 ACRES)
TRACT C- 0.22 ACRES
CONST. DETENTION AREA No. 2
(25 YR. 24 HR. PEAK STAGE = 5.10)
TOP OF BANK=5.45
N.W.L.=2.50
BOTTOM=(-)5.5
SIDE SLOPE:
4:1 (EL 5.45 TO 0.5)
2:1 (EL 0.5 TO -5.5)
SOD FROM TOP OF BANK TO NWL.
TRACT A- 0.31 ACRES
CONST. DETENTION AREA No. 1
(25 YR. 24 HR. PEAK STAGE =
TOP OF BANK=5.45
N.W.L.=2.6
BOTTOM=(-)3.6
SIDE SLOPE:
4:1 (EL 5.45 TO 0.6)
2:1 (EL 0.6 TO -6.6)
SOD FROM TOP OF BANK TO NW
LOT 1 FFE=6.75' MIN.
LOT 2 FFE=6.75 MIN.
LOT 3 FFE=6.75 MIN.
LOT 4 FFE=6.75 MIN.
LOT 5 FFE=6.75 MIN.
LOT 6 FFE=6.75 MIN.
LOT 7 FFE=6.75 MIN.
N. INDIAN RIVER DRIVE
50' R/W
INDIAN RIVER
TRACT B
Zoned RU-1-7
Zoned RE
Zoned RU-2-15
(NOT INCLUDED)
PHASE 1:
CONST. REAR SWALE
TOP OF BANK=5.45
BOTTOM=4.0 (2' WIDE)
SIDE SLOPE: 4:1
(SWALE TO BE SODDED)
PHASE 1:
CONST. 5' WIDE
CONC. SIDEWALK
PHASE 1:
CONST. 5' WIDE
CONC. SIDEWALK
INSTALL AND MAINTAIN
SILT FENCE UNTIL LOTS
ARE VEGETATED (TYP.)
INSTALL AND MAINTAIN
SILT FENCE UNTIL LOTS
ARE VEGETATED
INSTALL AND MAINTAIN SILT
FENCE UNTIL R/W IS RESTORED
WITH VEGETATION
INSTALL AND MAINTAIN SILT
FENCE UNTIL R/W IS RESTORED
WITH VEGETATION
INSTALL 2 STRAND
BARBED WIRE FENCE
ALONG EASEMENT LINE
END PROPOSED BARBED
WIRE FENCE AT EXISTING
WOOD FENCE
PHASE 1:
MAINTAIN EXIST.
DITCH/WETLAND OVERFLOW
TO MATCH EXISTING
CONDITION
LIMITS OF CLEARING
MATCH EXIS. GRADE AT
ELEVATION 4.0± (TYP)
CONST. SPLIT RAIL FENCE
AT CONSERVATION
EASEMENT LINE
(SEE DETAIL SH. 7)
PROPOSED 20' WIDE
PUBLIC UTILITIES AND
PRIVATE DRAINAGE
EASEMENT
PROPOSED 20' WIDE
PUBLIC UTILITIES &
PRIVATE DRAINAGE
EASEMENT
HOUSE PAD
AREA (TYP)
FUTURE DRIVEWAY CONNECTION
CONSTRUCTION BY HOME BUILDER
FOR EACH LOT (TYP.)
FUTURE SODDED SWALE
(60'LONG@15'WIDE)
TOP OF BANK=5.45
BOTTOM=4.00
SIDE SLOPE=5:1
(TYP.)
FUTURE SODDED SWALE
(60'LONG@15'WIDE)
TOP OF BANK=5.45
BOTTOM=4.00
SIDE SLOPE=5:1
(TYPICAL)
FUTURE DRIVEWAY CONNECTON
CONSTRUCTION BY HOME BUILDER
FOR EACH LOT
RECONSTRUCT ±" FORCEMAIN
W/45° BENDS UNDER NEW
DRAINAGE PIPE
(-2" MIN. VERT. CL.)
ABANDON PIPE IN PLACE
(BEHIND LIFT STATION)
CONST. 31 LF TYPE
F CURB & GUTTER
CONST. 142 LF
5' WIDE SIDEWALK
(BEHIND LIFT STATION)
CONST. 6' WIDE 3000
PSI CONCRETE SIDEWALK
(FLUSH w/ CURB; 2%
CROSS-SLOPE MAX.)
MATCH EXIST GRADE
INSTALL DOUBLE
FLOATING TURBIDITY
BARRIER TO PREVENT
SILTATION INTO RIVER
INSTALL DOUBLE
FLOATING TURBIDITY
BARRIER TO PREVENT
SILTATION TO RIVE
NO CONSTRUCTION
PROPOSED
NO CONSTRUCTION
PROPOSED
OPEN CUT PER DETAIL
EXIST. WETLAND LINE
EXISTING WETLAND
EXIST. SHORELINE
EXIST. SHORELINE
EXIST. CURB INLET
RIM=2.60
TO REMAIN
EX. 15" ADS
INV=-0.81
TO REMAIN
EXIST. ROCK REVETMENT
(INTERMITTENT)
EXIST. CONC. SIDEWALK
EXIST. CONC CURB & GUTTER
EXIST. CONC. WALL
EXIST. CONC.
EX CONC. ENDWALL
EX 18" RCP
INV=(-)0.70
EX 8"PVC
TO BE REMOVED
EX HEADWALL
TO BE REMOVED
EX 3" METAL PIPE
TO BE REMOVED
EX 10" CLAY PIPE
INV = 0.89±
EX ARTESIAN WELL
EX ARTESIAN WELL
EXIST. 4' CLF (TYP)
EXIST. 6' WOOD FENCE (TYP)
EXIST. HIGHER QUALITY
WETLAND LINE
ALONG EASEMENT LINE
ALONG EASEMENT LINE
Terrace Apartments
(Existing)
Zoned RU-2-15
(NOT INCLUDED)
Zoned RU-2-15
(NOT INCLUDED)
LOT 6
LOT 5
LOT 4
LOT 3
Zoned RU-1-7
LOT 2
LOT 1
LOT 4
LOT 5
LOT 3
LOT 7
EXISTING RIGHT-OF-WAY
EXISTING FIRE HYDRANT
EXISTING POWER POLE
EXISTING POWER w/LIGHT
EXISTING POWER POLE w/GUY
BENCHMARK No. 1
FLANGE BOLT ON
HYDRANT;
5.82
WATER SHOT
DATE: 11/14/2011-
ELEV=1.37
WATER SHOT
DATE: 11/14/2011-
ELEV=1.77
EXIST. DRN INLET
RIM= 2.44
E. INV=-0.60
EXIST. 15"
EXIST. CONCRETE
TEMP
EX FI
NORT
HYDR
ELEV.
MATCH S/W
EXIST. 15" PVC
INV=-0.52
INV=-0.43
EX 18" RCP
INV=-0.36 (15"-28" ERCP)
INV=-0.11 (18" RCP)
BOTT. EL=-0.35
REMOVE
EX DRN INLET
INV=-2.58
W=1.00
RCP)
28" (RCP)
RCP)
MATCH EX
SIDEWALK
ELEV'S
5.85
5.30
5.40
5.48
5.49
5.45
6.00
4.80
4.90
4.50
3.80
4.30
4.20
3.00
3.20
4.40
4.60
4.70
4.90
5.00
5.10
5.20
5.30
5.40
5.50
5.60
5.70
5.80
5.90
6.00
6.10
6.20
6.30
6.40
6.50
6.60
6.70
6.80
6.90
7.00
7.10
7.20
7.30
7.40
7.50
7.60
7.70
7.80
7.90
8.00
8.10
8.20
8.30
8.40
8.50
8.60
8.70
8.80

AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

Submit this form and one set of as-built engineering drawings to the U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019. If you have questions regarding this requirement, please contact the Enforcement Branch at 904-232-3131.

1. Department of the Army Permit Number: SAJ-2012 - 00787 (SP -JSC)

2. Permittee Information:

Name: _____

Address: _____

_____

3. Project Site Identification (physical location/address):

_____

_____

_____

4. As-Built Certification: I hereby certify that the authorized work, including any mitigation required by Special Conditions to the permit, has been accomplished in accordance with the Department of the Army permit with any deviations noted below. This determination is based upon on-site observation, scheduled, and conducted by me or by a project representative under my direct supervision. I have enclosed one set of as-built engineering drawings.

_____ _____
Signature of Engineer Name (*Please type*)

_____ _____
(FL, PR, or VI) Reg. Number Company Name

_____ _____ _____
City State ZIP

(Affix Seal)

_____ _____
Date Telephone Number

U.S. Army Corps of Engineers
Permit # SAJ-2012-00787 (SP-JSC)
Date: 2/11/2019
Drawing Attachment 4 of 5

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Identify any deviations from the approved permit drawings and/or special conditions (attach additional pages if necessary):

_____

_____

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STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE
U.S. Fish and Wildlife Service
August 12, 2013

The eastern indigo snake protection/education plan (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida for use by applicants and their construction personnel. At least **30 days prior** to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented as described below (North Florida Field Office: jaxregs@fws.gov; South Florida Field Office: verobeach@fws.gov; Panama City Field Office: panamacity@fws.gov). As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the attached poster and brochure), no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project.

If the applicant decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or "approval" from the USFWS that the plan is adequate must be obtained. At least 30 days prior to any clearing/land alteration activities, the applicant shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

The Plan materials should consist of: 1) a combination of posters and pamphlets (see **Poster Information** section below); and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated (see **Pre-Construction Activities** and **During Construction Activities** sections below).

POSTER INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (a final poster for Plan compliance, to be printed on 11" x 17" or larger paper and laminated, is attached):

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands

U.S. Army Corps of Engineers
Permit # SAJ-2012-00787 (SP-JSC)
Date: 2/11/2019
Drawing
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and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION UNDER FEDERAL AND STATE LAW: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A <u>LIVE</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the live eastern indigo snake sufficient time to move away from the site without interference;
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A <u>DEAD</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Telephone numbers of USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0552
South Florida Field Office – (772) 562-3909

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PRE-CONSTRUCTION ACTIVITIES

1. The applicant or designated agent will post educational posters in the construction office and throughout the construction site, including any access roads. The posters must be clearly visible to all construction staff. A sample poster is attached.

2. Prior to the onset of construction activities, the applicant/designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational brochure including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office (a final brochure for Plan compliance, to be printed double-sided on 8.5" x 11" paper and then properly folded, is attached). Photos of eastern indigo snakes may be accessed on USFWS and/or FWC websites.

3. Construction staff will be informed that in the event that an eastern indigo snake (live or dead) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Field Office. The contact information for the USFWS is provided on the referenced posters and brochures.

DURING CONSTRUCTION ACTIVITIES

1. During initial site clearing activities, an onsite observer may be utilized to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).

2. If an eastern indigo snake is discovered during gopher tortoise relocation activities (i.e. burrow excavation), the USFWS shall be contacted within one business day to obtain further guidance which may result in further project consultation.

3. Periodically during construction activities, the applicant's designated agent should visit the project area to observe the condition of the posters and Plan materials, and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.

POST CONSTRUCTION ACTIVITIES

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion. The report can be sent electronically to the appropriate USFWS e-mail address listed on page one of this Plan.

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ATTENTION:

THREATENED EASTERN INDIGO SNAKES MAY BE PRESENT ON THIS SITE!!!

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site without interference.
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate U.S. Fish and Wildlife Service (USFWS) office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0552
South Florida Field Office – (772) 562-3909

Killing, harming, or harassing indigo snakes is strictly prohibited and punishable under State and Federal Law.

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

Registered by Lleida.net - 15/03/2022 18:09:07 UTC-5 - Id MS1647383973040000_1647383974040000 - Page 48/48

Site Construction Plans for

River Shores of Cocoa

Section 20 & 21, Township 24 South, Range 36 East, Cocoa, Florida

GENERAL NOTES

1. Contractor is to verify the location (horizontal and vertical) of all existing utilities (underground and overhead) prior to commencement of construction. Any conflicts shall be reported to the engineer.
2. All construction and site practices to comply with City of Cocoa and F.D.O.T. regulations and the current zoning ordinance.
3. A Department of Environmental Protection (D.E.P.) water and sewer permit, a St. Johns River Water Management District (S.J.R.W.M.D.) stormwater permit, and all environmental permits are required prior to the commencement of construction. Contractor is to retain copies of all permits on site, and meet all conditions.
4. Elevations shown hereon are based on N.G.V. Datum of 1929 as provided by Bussen-Mayer Engineering Group, Inc.
5. Synthetic bales, silt fences or similar devices shall be installed prior to start of any work and maintained until all construction is completed to prevent construction silt and debris from entering drainage receiving bodies. This includes protection along rear of lots and at curb inlets.
6. Contractor acknowledges that, included in the various items of the proposal and in the total bid price, are costs for complying with the Florida Trench Safety Act (90-96, Laws of Florida). These bid prices are to reflect actual costs for complying with the Trench Safety Act (and the requirements of OSHA). Contractor is to provide the owner with a list identifying the trench safety measure description, the units of measure, the unit quantity, unit costs, and total costs for each trench safety measure the contractor proposes to utilize during construction of any phase of this project. This list of trench safety measures and costs is to be supplied to the owner with the bid.
7. Contractor is responsible for restoration of any existing pavement, sidewalks, curbing, utilities, and drainage systems damaged during construction. All damaged areas to be restored to original condition or better.
8. Location of telephone, T.V. Cable, and electrical service connections to be determined by appropriate utilities personnel in cooperation with the contractor.
9. 48 hour notice is required for all public works inspections.
10. Retention area side slopes are to be sodded and pinned to prevent erosion.
11. All muck encountered within project site is to be removed and replaced with clean fill material and compacted to LBR 40 min.
12. Accummulation from land clearing and construction waste shall be hauled away and not burned, unless a burn permit is obtained by the contractor.
13. The proposed stormwater management system is designed to retain the first one inch (1") of stormwater runoff and match Pre- vs. Post-development peak discharge rates for a 25 year-24 hour storm event and is to meet or exceed the requirements of the St. Johns River Water Management District. The stormwater management system is a private drainage system.
14. The contractor is responsible for protection and/or replacement of any survey monumentation damaged or removed by construction. All replacement to be performed by a State of Florida licensed surveyor.
15. The contractor shall provide a Maintenance of Traffic (MOT) Plan to City of Cocoa Public Works, (321) 433-8770, (for each phase of construction, if applicable) a minimum of two (2) weeks in advance of the proposed start date of construction. No road closures will be permitted unless under special circumstances. No lane closures will be permitted during peak hour traffic volumes. Lane closure restrictions will be determined at the time the MOT plan is submitted. Construction shall not begin until the MOT plan is approved. The contractor shall notify City of Cocoa Public Works, (321) 433-8770, a minimum of two (2) working days in advance of the proposed date for construction within the right-of-way. Lanes cannot be closed until such time that notification of the lane closure can be sent to the police department, fire department, school board, and any other affected agencies.
16. A tapping contractor acceptable to the City of Cocoa is required for all watermain taps.
17. A licensed utility contractor is required for installation of water mains.

NOTE!
COPIES OF APPROVED PERMITS FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND THE U.S. ARMY CORPS OF ENGINEERS MUST BE PROVIDED TO THE CITY OF COCOA PRIOR TO PRELIMINARY PLAT APPROVAL BY CITY COUNCIL.



AERIAL
SCALE: 1" = 100'

NOTE!
FOR FUTURE DOCK CONSTRUCTION LIMITS BY LOT OWNERS SEE SEPERATE PLAN AND THE ST JOHNS WATER MANAGEMENT DISTRICT PERMIT #________

GENERAL STATEMENT

This 6.987 ac. project consists of a total of 7 single family residential lots and private park with associated drainage swales, dry retention area and utility improvements and connections. All common space tracts will be owned, preserved, controlled and maintained by a homeowners association to be established by the developer. The drainage system for the project will meet SJRWMD permitting requirements.

SITE DATA:

Subject parcel area (RE zoning/RU-1-7): 6.987± acres
Existing subject parcel zoning - RE (City of Cocoa)
No. of proposed lots: 7
Proposed density: 1.00 lots/acre
Minimum lot width per code = 100' min.
Minimum lot depth per code = 150' min.
Lot size per code = 20,000 sq.ft.
Minimum living area = 1,600 sq.ft.
Max. height per code = 35'

SETBACKS
Front setback = 50'
Side interior setback = 15'
Side corner setback = 25'
Rear setback = 35'

DRAINAGE STATEMENT

All on-site runoff will be routed to the proposed retention areas for treatment and attenuation of the 25 year, 24 hour storm in accordance with City of Cocoa and SJRWMD permitting requirements.

WATER STATEMENT

Potable water will be provided by the City of Cocoa Utilities Department via construction of a 6" PVC watermain along N. Indian River Drive and connecting to the existing 6" waterline along N. Indian River Drive & a connection to the existing 6" waterline along Dixon Blvd.

SEWER STATEMENT

Sewer service shall be provided via lateral connections to the City of Cocoa existing sewer system lying within the right-of-way of N Indian River Drive.

REUSE STATEMENT

Reuse service will be provided by the City of Cocoa Utilities Department via construction of a 4" PVC reuse main along N. Indian River Drive and connecting to existing reuse at Dixon Boulevard and N. Indian River Drive.

FLOOD STATEMENT

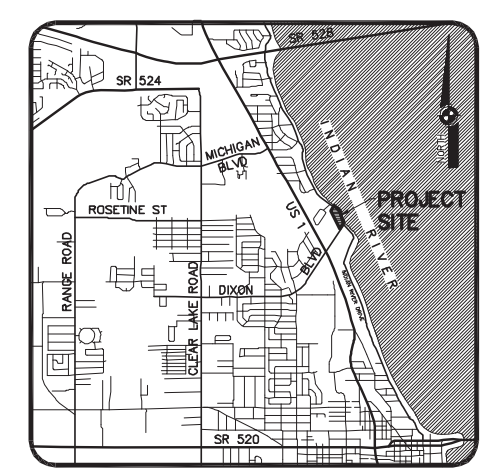
Per the National Flood Insurance Program F.I.R.M. Panel 340 of 825; Map No. 12009C0340 G; effective date May 17, 2014; subject parcel lies within Zone X unshaded (areas outside 0.2% annual chance floodplain), Zone X shaded (areas inside 0.2% annual chance floodplain), and Zone AE (base flood elevation 3.7).

SITE SOILS INFORMATION

An Anclote sand
Co Cocoa sand
Ps Pomello sand
Ur Urban land

Existing soils information based on Soil Survey of Brevard County, Florida (page 47, issued by the Department of Agriculture, Nov. 1974).

SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3-4	PRELIMINARY PLAT
5	DRAINAGE PLAN
6	UTILITIES PLAN
7-8	SITE DETAILS & SECTIONS
9	STANDARD WATER DETAILS
10-11	STANDARD WATER TECHNICAL PROVISIONS
12	STANDARD SEWER DETAILS
13	STORMWATER POLLUTION PREVENTION PLAN
14	STORMWATER POLLUTION PREVENTION DETAILS
15	BAFFLE BOX DETAILS (by Suntree Technologies, Inc.)



VICINITY MAP
N.T.S.

UTILITY COMPANY CONTACTS

FLORIDA POWER & LIGHT
917 TROPIC ST
TITUSVILLE, FL 32953
PHONE: (321) 455-6120
CONTACT: MASON NIX

CITY OF COCOA PUBLIC WORKS
155 N. WILSON AVENUE
COCOA, FL 32922
PHONE: (321) 433-8770
CONTACT: EVERETT J. WEGERIF, P.E.
PUBLIC WORKS DIRECTOR

AT&T TELECOMMUNICATIONS
AT&T SOUTHEAST
712 FLORIDA AVENUE
COCOA, FL 32922
PHONE: (321) 690-2071
CONTACT: FRANK MARTIN

BRIGHT HOUSE NETWORKS
1575 PALM BAY ROAD NE, STE. 110
PALM BAY, FL 32905
PHONE: (321) 757-6451
CONTACT: MIKE ISOM,
ENGINEERING SUPERVISOR

CITY OF COCOA UTILITIES
351 SHEARER BOULEVARD
COCOA, FL 32922
PHONE: (321) 433-8790
CONTACT: GEORGE TOLER

FLORIDA CITY GAS
BREVARD/PSL SERVICE CENTERS
4180 S. U.S. HIGHWAY No. 1
ROCKLEDGE, FL 32955
PHONE: (321) 638-3419
CONTACT: BOCK KREINHAGEN,
ENGINEERING TECHNICIAN

SUNSHINE 811
CALL 811 BEFORE YOU DIG
(800) 432-4770

U.S. Army Corps of Engineers
Permit # SAJ-2012-00787 (SP-JSC)
Date: 2/11/2019
Drawings 1 of 10
Attachment 1 of 5

PROJECT CONTACTS

ENGINEER:
BUSSEN-MAYER ENGINEERING GROUP, INC.
100 PARNELL STREET, SUITE A
MERRITT ISLAND, FL 32953
PHONE: (321) 453-0010
FAX: (321) 454-6885
CONTACT: JOSEPH W. MAYER, P.E.

SURVEYOR:
BUSSEN-MAYER ENGINEERING GROUP, INC.
100 PARNELL STREET, SUITE A
MERRITT ISLAND, FL 32953
PHONE: (321) 453-0010
FAX: (321) 454-6885
CONTACT: J. BARRY CABANISS, P.L.S.

OWNER
SUNWARD MANOR, LLC
DENNIS NORMANDIN
PETER NORMANDIN
60 EDRO ISLE
WESTMINSTER, MA 01473
(978) 660-2972

APPLICANT
ALAIN MAYERHOEFFER, MANAGING MEMBER
INTERNATIONAL CONSULTING SERVICES OF BREVARD, LLC
1209 S. RIVERSIDE DRIVE
INDIALANTIC, FL 32903
(321) 951-0101

DATE	REVISIONS	
05/24/16	Per Agency Comments	A.H.
04/18/16	Per Client	G.M.
09/28/12	Per City of Cocoa comments	J.J.B.
07/11/12	Per City of Cocoa comments	M.R.D.

Sec.: 20 & 21
Twp.: 24 South
Rng.: 36 East
Design by : JWM
Drawn by : LB
Checked by : JWM

Digitally signed by Joseph W. Mayer, P.E.
Date: 2018.04.05 17:46:08 -04'00'

Joseph W. Mayer
FLORIDA PROFESSIONAL ENGINEER
P.E.

COVER SHEET PREPARED FOR:
RIVER SHORES of COCOA
City of Cocoa Florida

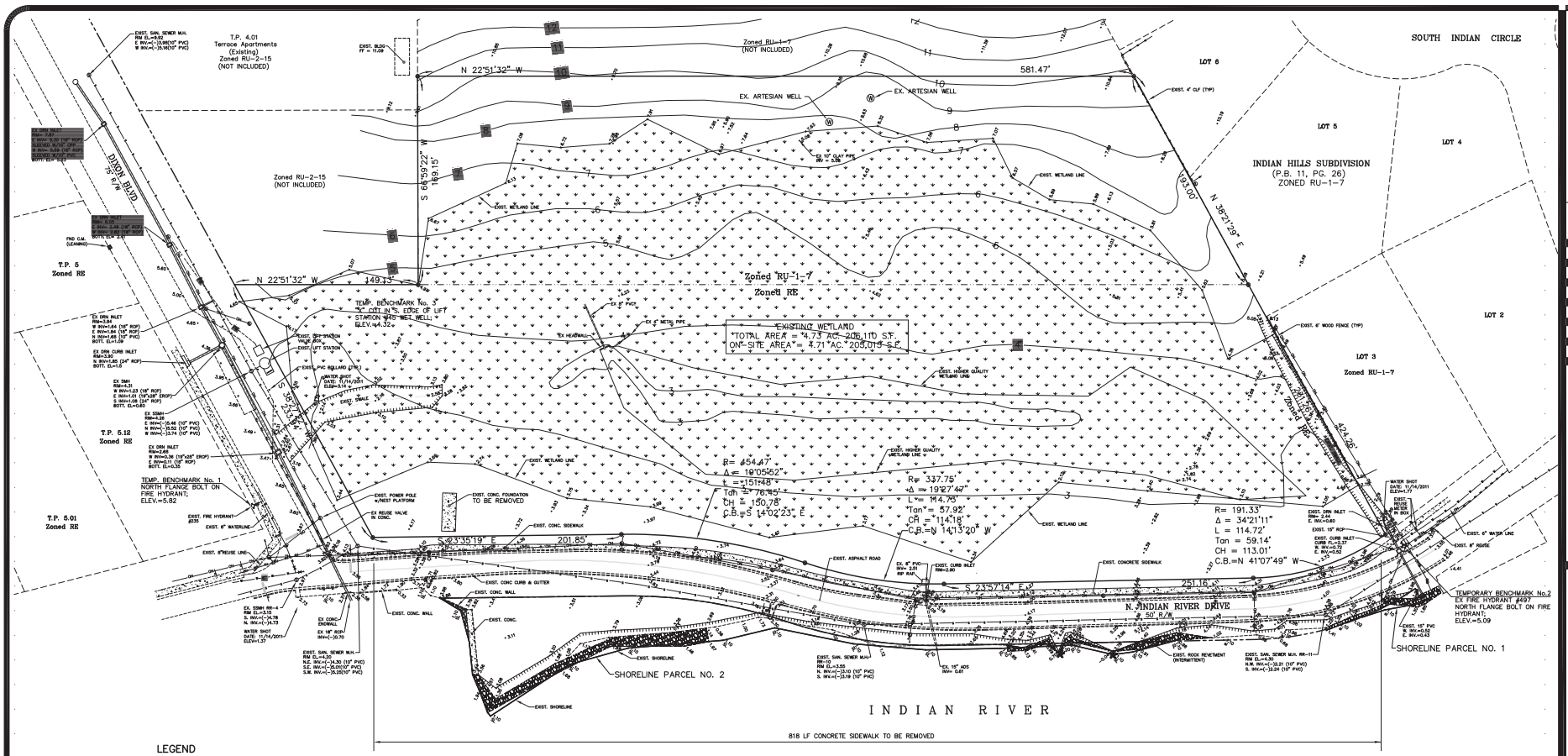
Bussen-Mayer Engineering Group, Inc.
100 PARNELL STREET, MERRITT ISLAND, FLORIDA 32953

This item has been electronically signed and sealed by Joseph W. Mayer, P.E., on April 5, 2018, using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Date : JAN 13, 2012
Scale : 1" = 100'
Proj. No.: 327907
Sheet No. 1 of 15

ISSUED FOR PERMITTING PURPOSES ONLY

Registered by Lleida.net 15/03/2022 18:09:07 UTC-5 id MS1647383973040000000_1647383973040000000 Page 17/48



LEGEND

- EXISTING REUSE MAIN
- EXISTING GASLINE
- EXISTING WATERLINE
- EXISTING SEWERLINE
- EXISTING ELECTRIC
- EXISTING COMMUNICATIONS
- EXISTING FENCE
- EXISTING OVERHEAD WIRES
- EXISTING RIGHT-OF-WAY
- EXISTING METER (WATER OR IRRIGATION)
- EXISTING CLEANOUT
- EXISTING GATEVALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER w/LIGHT
- EXISTING POWER POLE w/GUY
- EXISTING SIGN
- EXISTING SPOT ELEVATION (+4.23)
- EXISTING WETLAND
- EXISTING CONCRETE

LEGAL DESCRIPTION

A parcel of land being a portion of lands as described in O.R. Book 4654, Page 3026. All lying in Sections 20 and 21, Township 24 South, Range 36 East, Brevard County, Florida and being more particularly described as follows:
Commence at the intersection of the easterly right-of-way line of US Highway No. 1 as shown on Florida Department of Transportation Right-of-way Map Section 7002-275 with the southerly line of the plat of Indian Hill Subdivision as recorded in Plat Book 11, Page 26 of said Public Records; thence N.38°21'29"E., along said southerly line, a distance of 794.06 feet to the Point-of-Beginning of this description to wit; thence continue north 38°21'29"E., along said southerly line a distance of 424.26 feet to a point on the westerly right-of-way line of Indian River Drive (a 50.00 foot wide Public right-of-way as described in OR Book 3364, Page 1877 of said Public Records); said point also being on the arc of a 191.33 foot radius circular curve concave westerly; thence along said westerly right-of-way line of Indian River Drive the following 5 courses; thence southerly along the arc of said curve through a central angle of 34°21'11" a distance of 114.72 feet to the Point-of-Tangency; said curve having a chord bearing of S.41°07'50"E. and a chord distance of 113.01 feet; thence S.23°57'14"E. a distance of 251.16 feet to the Point-of-Curvature of a 337.75 foot radius circular curve concave westerly; thence southerly along the arc of said curve through a central angle of 19°27'47" a distance of 114.73 feet; said curve having a chord bearing of S.14°13'21"E. and a chord distance of 114.18 feet to the Point-of-Reverse-Curvature of a 454.47 foot radius circular curve concave easterly; thence southerly along the arc of said curve through a central angle of 19°05'52" a distance of 151.48 feet to the Point-of-Tangency; said curve having a chord bearing of S.14°02'23"E. and a chord distance of 150.78 feet; thence S.23°35'19"E. a distance of 201.85 feet to a point on the northerly right-of-way line of Dixon Boulevard; thence S.38°21'22"W. along said northerly right-of-way line a distance of 233.94 feet; thence N.22°51'32"W. a distance of 149.13 feet; thence S.66°59'22"W. a distance of 169.15 feet; thence N.22°51'32"W. a distance of 581.47 feet to the Point-of-Beginning.

Together with the following described Shoreline Parcel No. 1;

A parcel of land being a portion of lands as described in O.R. Book 4654, Page 3026. All lying in Sections 20 and 21, Township 24 South, Range 36 East, Brevard County, Florida and being more particularly described as follows:
Commence at the intersection of the easterly right-of-way line of US Highway No. 1 as shown on Florida Department of Transportation Right-of-way Map Section 7002-275 with the southerly line of the plat of Indian Hill Subdivision as recorded in Plat Book 11, Page 26 of said Public Records; thence N.38°21'29"E., along said southerly line, a distance of 1,268.59 feet to a point on the easterly right-of-way line of Indian River Drive (a 50.00 foot wide Public right-of-way as described in OR Book 3364, Page 1877 of said Public Records) and the Point-of-Beginning of this description to wit; thence continue N.38°21'29"E., a distance of 13 feet more or less to the ordinary high water line of the Indian River; thence southerly, along said ordinary high water line, a distance of 51 feet more or less to a point on the aforesaid easterly right-of-way line of Indian River Drive; said point also being on the arc of a 241.33 foot radius circular curve concave westerly; thence Northerly, along the arc of said curve, through a central angle of 11°45'25" a distance of 49.52 feet; said curve having a chord bearing of N.51°02'36"W. and a chord distance of 49.43 feet to the Point-of-Beginning.

Together with the following described Shoreline Parcel No. 2;

A parcel of land being a portion of lands as described in O.R. Book 4654, Page 3026. All lying in Sections 20 and 21, Township 24 South, Range 36 East, Brevard County, Florida and being more particularly described as follows: Commence at the intersection of the easterly right-of-way line of US Highway No. 1 as shown on Florida Department of Transportation Right-of-way Map Section 7002-275 with the southerly line of the plat of Indian Hill Subdivision as recorded in Plat Book 11, Page 26 of said Public Records; thence N.38°21'29"E., along said southerly line, a distance of 1,268.59 feet to a point on the easterly right-of-way line of Indian River Drive (a 50.00 foot wide Public right-of-way as described in OR Book 3364, Page 1877 of said public records); thence along said easterly right-of-way line the following two (2) courses; said point also being on the arc of a 241.33 foot radius circular curve concave westerly; thence Southerly, along the arc of said curve, through a central angle of 32°58'04" a distance of 138.86 feet to the point of tangency; said curve having a chord bearing of S.40°26'16"E. and a chord distance of 136.95 feet; thence S.23°57'14"E. a distance of 65.55 feet to the Point-of-Beginning of this description to wit; thence continue along said easterly right-of-way line the following 4 courses to wit; S.23°57'14"E., a distance of 185.61 feet to the point of curvature of a 387.75 foot radius circular curve concave westerly; thence Southerly, along the arc of said curve, through a central angle of 19°27'47" a distance of 131.72 feet to the point of reverse curvature, said curve having a chord bearing of S.14°13'21"E. and a chord distance of 131.08 feet; thence Southerly, along the arc of said curve, through a central angle of 19°05'52" a distance of 134.82 feet to the point-of-tangency, said curve having a chord bearing of S.14°02'23"E. and a chord distance of 134.19 feet; thence S.23°35'19"E. a distance of 148 feet more or less to an intersection with the ordinary high water line of the Indian River; thence northerly, along said ordinary high water line, a distance of 684 feet more or less to the Point-of-Beginning.

Containing a total of 6.99 acres more or less.

U.S. Army Corps of Engineers
Permit # SAJ-2012-00787 (SP-JSC)
Date: 2/11/2019
Drawings 2 of 10
Attachment 1 of 5

BENCHMARKS

PRIMARY BENCHMARK:
USC&GS concrete monument no. W228. 450'± north of Dixon Blvd along FEC Railroad R/W.
Elevation = 33.17

TEMP BENCHMARKS
As shown in plan.

GRAPHIC SCALE
40' 0' 20' 40' 80'
(IN FEET)
1 INCH = 40 FT.

NOTE

This is NOT a survey.
This plan is a representation of survey data for Contractor convenience only. See separate survey by Bussen-Mayer Engineering Group, Inc.

BASED ON NGVD29 DATUM

DATE	REVISIONS	
05/24/16	Per Agency Comments	A.H.
04/18/16	Per Client	G.M.
09/28/12	Per City of Cocoa comments	J.J.B.
07/11/12	Per City of Cocoa comments	M.R.D.

Sec.: 20 & 21
Twp.: 24 South
Rng.: 36 East
Design by : JWM
Drawn by : LB
Checked by : JWM

Joseph W. Mayer
FLORIDA REGISTERED PROFESSIONAL ENGINEER
P.E. No. 19824
STATE OF FLORIDA

EXISTING CONDITIONS PLAN PREPARED FOR:
RIVER SHORES of COCOA
City of Cocoa Florida

Bussen-Mayer Engineering Group, Inc.
CERTIFICATE OF AUTHORIZATION NUMBER 27000000 1047

Date : JAN 13, 2012
Scale : 1" = 40'
Proj. No.: 327907
Sheet No. 2 of 15

ISSUED FOR PERMITTING PURPOSES ONLY

Registered by Lieja, et al 1/03/2022 18:09:06 AUTHENTISIGN ID: 4F1F3E47-8039-4000000-A104

Page 797 of 1381

River Shores of Cocoa

A REPLAT OF A PORTION OF LOTS 3 AND 4 OF ROBERT DIXON'S HOMESTEAD AS RECORDED IN PLAT BOOK 1, PAGE 25 BREVARD COUNTY PUBLIC RECORDS
SECTION 20 & 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST
CITY OF COCOA, FLORIDA

PLAT BOOK_____ PAGE_____
SHEET 2 OF 2
SECTION 20,21 TWP. 24 S., RANGE 36 E.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	191.33'	34°21'11"	114.72'	59.14'	113.01'	S 41°07'50" E
C2	337.75'	19°27'47"	114.73'	57.92'	114.18'	S 14°13'21" E
C3	454.47'	19°05'52"	151.48'	76.45'	150.78'	S 14°02'23" E
C4	241.33'	32°58'04"	138.86'	71.41'	136.95'	S 40°26'16" E
C5	387.75'	19°27'47"	131.72'	66.50'	131.08'	S 14°13'21" E
C6	404.47'	19°05'52"	134.82'	68.04'	134.19'	S 14°02'23" E
C7	337.75'	10°51'30"	64.01'	32.10'	63.91'	S 18°31'29" E
C8	337.75'	8°36'17"	50.72'	25.41'	50.68'	S 08°47'35" E
C9	454.47'	6°38'29"	52.68'	26.37'	52.65'	S 07°48'41" E
C10	454.47'	12°27'23"	98.80'	49.60'	98.61'	S 17°21'37" E
C11	404.47'	13°55'51"	98.34'	49.41'	98.10'	N 16°37'23" W
C12	404.47'	5°10'01"	36.48'	18.25'	36.46'	N 07°04'27" W
C13	387.75'	9°52'25"	66.82'	33.49'	66.74'	N 09°25'40" W
C14	387.75'	9°35'22"	64.90'	32.52'	64.82'	N 19°09'33" W
C15	241.33'	21°12'39"	89.34'	45.19'	88.83'	N 34°33'34" W
C16	241.33'	11°45'25"	49.52'	24.85'	49.43'	N 51°02'56" W
C17	608.07'	19°05'52"	202.68'	102.29'	201.74'	S 14°02'23" E
C18	184.15'	19°27'47"	62.55'	31.58'	62.25'	N 14°13'21" W
C19	184.15'	19°12'58"	61.76'	31.17'	61.47'	N 14°20'45" W
C20	184.15'	0°14'49"	0.79'	0.40'	0.79'	N 04°36'51" W
C21	608.07'	9°37'51"	102.21'	51.23'	102.09'	S 09°18'22" E
C22	608.07'	9°27'23"	100.36'	50.29'	100.25'	S 18°50'59" E
C23	608.07'	0°00'38"	0.11'	0.06'	0.11'	S 23°35'00" E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°57'14"E	50.27'
L2	S23°57'14"E	100.02'
L3	S23°57'14"E	35.32'
L4	N67°08'28"E	21.65'
L5	N67°08'28"E	3.67'
L6	N67°08'28"E	3.22'
L7	N67°08'28"E	9.77'

LEGEND

(TYP.)	TYPICAL
P.I.	POINT-OF-INTERSECTION
P.C.	POINT-OF-CURVATURE
P.T.	POINT-OF-TANGENCY
P.R.C.	POINT-OF-REVERSE CURVATURE
P.C.C.	POINT-OF-COMPOUND CURVATURE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CH	CHORD
C.B.	CHORD BEARING
(N.R.)	NON-RADIAL LINE
(R.)	RADIAL LINE
R/W	RIGHT-OF-WAY
℄	CENTERLINE
P.U. & D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT
VAR.	VARIES
C18	CURVE DATA
L7	LINE DATA
SUBD	SUBDIVISION
ORB	OFFICIAL RECORDS BOOK
PG	PAGE

GRAPHIC SCALE
(IN FEET)
1 INCH = 40 FT.

U.S. HIGHWAY NO. 1
EAST R/W LINE
POINT-OF-COMMENCEMENT
INTERSECTION S.E. PLAT LINE WITH EASTERLY R/W LINE – U.S. HIGHWAY No. 1
R.B./C. "F.D.O.T. – JWG–L.B.1"
N 38°27'28" E 794.06'
POINT-OF-BEGINNING
Lot 6
SOUTH INDIAN CIRCLE
N 22°51'32" W 581.47'
SOUTHERLY LINE OF INDIAN HILL SUBDIVISION
INDIAN HILL SUBDIVISION (P.B. 11, PG. 26)
Lot 5
Lot 4
Tract D 106,178 sq.ft. 2.44 acres
PALM TREE AT CORNER
N.T.S.
N 22°51'32" W 149.13'
N 22°51'32" W 695.29'
Tract C 9560 sq.ft. 0.22 acres
Lot 1 22,420 sq.ft. 0.52 acres
Lot 2 20,331 sq.ft. 0.47 acres
Lot 3 20,553 sq.ft. 0.47 acres
Lot 4 22,538 sq.ft. 0.52 acres
Lot 5 24,190 sq.ft. 0.56 acres
Lot 6 24,127 sq.ft. 0.55 acres
Lot 7 27,002 sq.ft. 0.62 acres
Tract A 13,482 sq.ft. 0.31 acres
Lot 3
20.00' PUBLIC UTILITIES & PRIVATE DRAINAGE EASEMENT
CONSERVATION EASEMENT
5.00' PUBLIC UTILITIES & PRIVATE DRAINAGE EASEMENT (TYP.)
N 23°35'19" W 110.01'
N 23°57'14" W 100.02'
296.04'
156.81'
S 23°57'14" E 58.75'
N 67°08'28" E 203.95'
N 67°08'28" E 202.68'
N 67°08'28" E 212.10'
N 67°08'28" E 238.09'
N 67°08'28" E 242.22'
N 67°08'28" E 240.31'
S 38°27'28" W 213.09'
DIXON ROAD (100.00' WIDE PUBLIC R/W ORB 572, PG 150 AND ORB 710 PG 904)
SET 4"x4" CM; "B-MEG LB 3535 PRM" (TYP.)
SET RE-BAR AND CAP MARKED "BMEG LB 3535 PRM" DUE TO COQUINA
S 23°35'19" E 201.85'
S 23°35'19" E 148±'
Lot 1 1,965 sq.ft. 0.05 acres
Lot 2 6,436 sq.ft. 0.15 acres
Lot 3 3,551 sq.ft. 0.08 acres
Lot 4 785 sq.ft. 0.02 acres
Lot 5 319 sq.ft. 0.01 acres
Lot 6 359 sq.ft. 0.01 acres
Lot 7 291 sq.ft. 0.01 acres
INDIAN RIVER DRIVE (50.00' WIDE PUBLIC R/W ORB 3369, PG 1877)
S 23°57'14" E 185.61'
NORTHERLY 684±'
SOUTHERLY 511±'
NOT SET FALLS IN COQUINA REVETMENT
ORDINARY HIGH WATER LINE
POINT-OF-BEGINNING SHORELINE PARCEL NO. 2
POINT-OF-BEGINNING SHORELINE PARCEL NO. 1
Tract B 243 sq.ft. 0.01 acres
S 38°27'28" W 50.27'
N 38°27'28" E 5.38'±
148'± 142.85'± 40.39' 100.01' 5'± 2.48'
N.T.S.

U.S. Army Corps of Engineers
Permit # SAJ-2012-00787 (SP-JSC)
Date: 2/11/2019
Drawings 3 of 10
Attachment 1 of 5

ISSUED FOR PERMITTING PURPOSES ONLY

REVISIONS	DATE	
Per Agency Comments	05/24/16	A.H.
Per Client	04/18/16	G.M.
Per City of Cocoa comments	09/28/12	J.J.B.
Per City of Cocoa comments	07/11/12	M.R.D.

Sec.: 20 & 21
Twp.: 24 South
Rng.: 36 East
Design by : JWM
Drawn by : LB
Checked by : JWM

Joseph W. Meyer, P.E. FLORIDA REGISTERED ENGINEER NO. 56824 CERTIFICATE OF AUTHORIZATION NO. 27000 Page 1 of 2

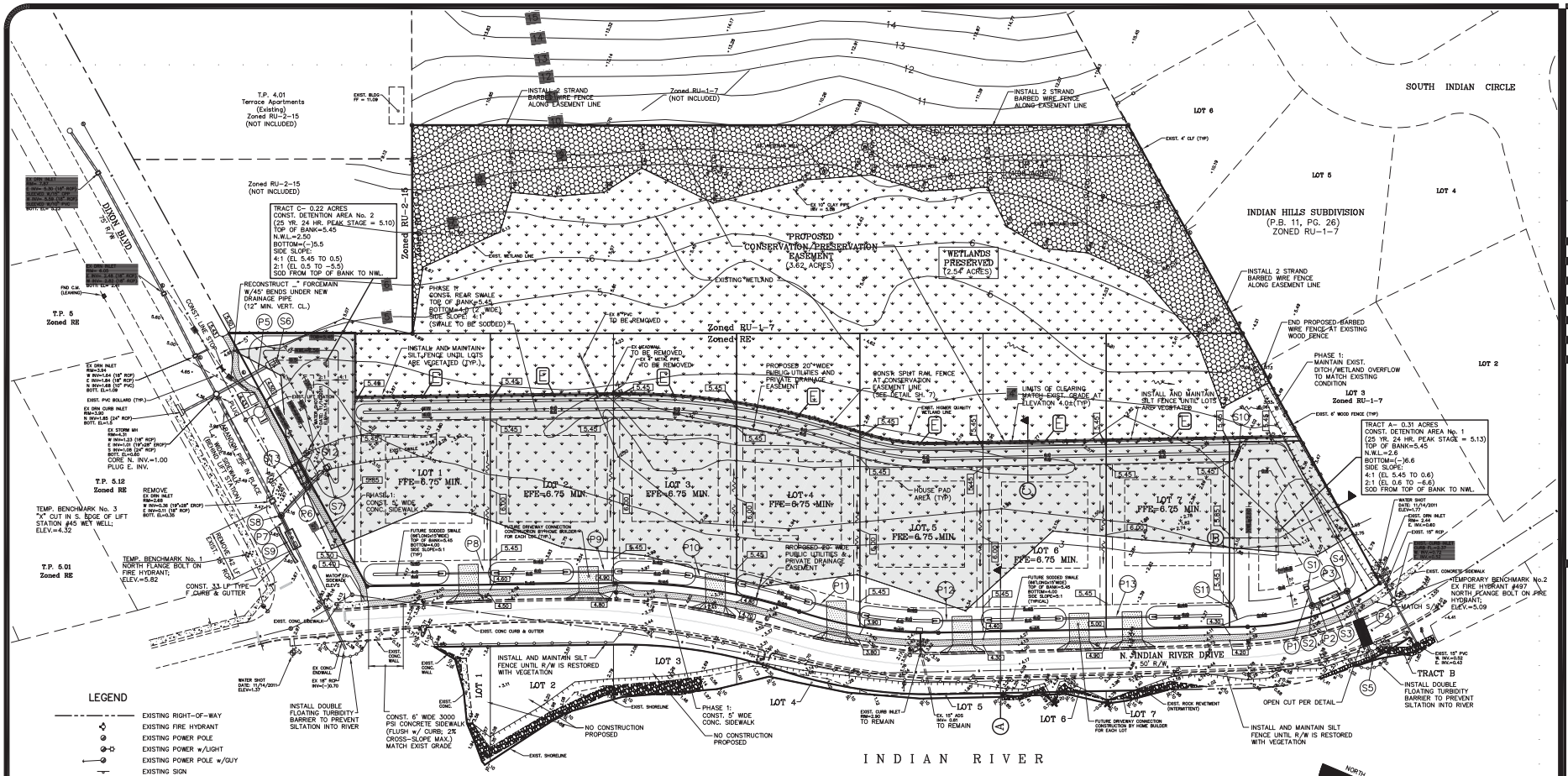
PRELIMINARY PLAT / DIMENSION SHEET PREPARED FOR:
RIVER SHORES of COCOA
City of Cocoa Florida

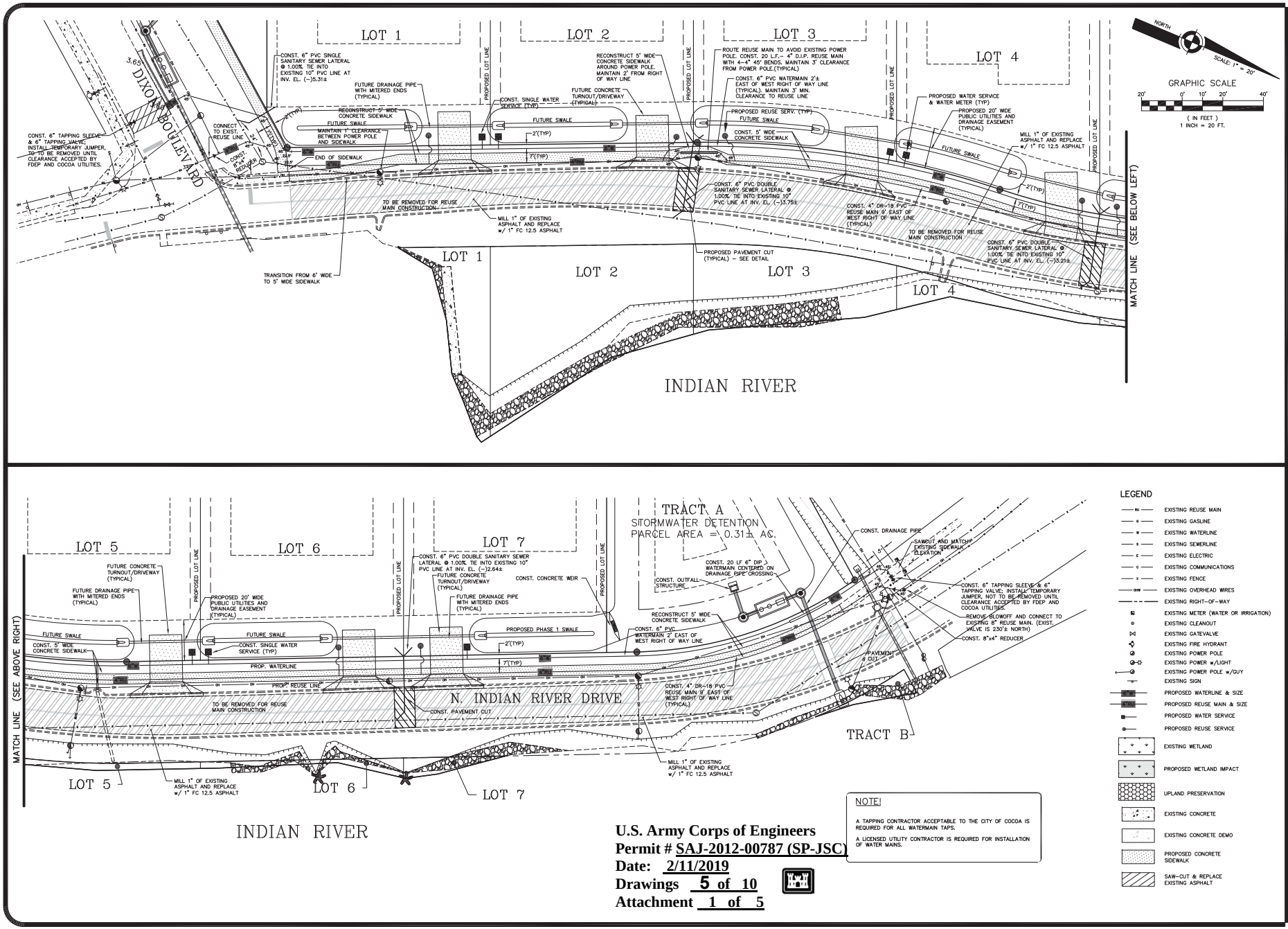
Bussen-Meyer Engineering Group, Inc.
CIVIL ENGINEERING • LAND SURVEYING
1000 S. FISKE BLVD. SUITE 240 ROCKLEDGE, FLORIDA 32955 (321) 639-4646 FAX (321) 639-4647
CERTIFICATE OF AUTHORIZATION NO. 27000

Date : JAN 13, 2012
Scale : 1" = 40'
Proj. No.: 327907
Sheet No. 4 of 15

Registered by Lieja, Inc. at 1/03/2022 18:09:06 AUTHORIZED 5J-4 MS3047 8039 604000000 1047

C:\Dwg\Eng\327907 River Shores\327907 Cad\dwg\327907 04 PLAT.dwg, 5/24/2016 1:44:05 PM, Cadv3, Cadv3


SOUTH INDIAN CIRCLE
INDIAN HILLS SUBDIVISION
(P.B. 11, PG. 26)
ZONED RU-1-7
DIXON BLVD.
N. INDIAN RIVER DRIVE
50' R/W
INDIAN RIVER
TRACT C- 0.22 ACRES
CONST. DETENTION AREA No. 2
(25 YR. 24 HR. PEAK STAGE = 5.10)
TOP OF BANK=5.45
N.W.L.=2.50
BOTTOM=(-)5.5
SIDE SLOPE:
4:1 (EL 5.45 TO 0.5)
2:1 (EL 0.5 TO -5.5)
SOD FROM TOP OF BANK TO NWL.
TRACT A- 0.31 ACRES
CONST. DETENTION AREA No. 1
(25 YR. 24 HR. PEAK STAGE = 5.13)
TOP OF BANK=5.45
N.W.L.=2.6
BOTTOM=(-)6.6
SIDE SLOPE:
4:1 (EL 5.45 TO 0.6)
2:1 (EL 0.6 TO -6.6)
SOD FROM TOP OF BANK TO NWL.
"PROPOSED CONSERVATION PRESERVATION EASEMENT (3.62 ACRES)"
"WETLANDS PRESERVED (2.54 ACRES)"
LOT 1 FFE=6.75 MIN.
LOT 2 FFE=6.75 MIN.
LOT 3 FFE=6.75 MIN.
LOT 4 FFE=6.75 MIN.
LOT 5 FFE=6.75 MIN.
LOT 6 FFE=6.75 MIN.
LOT 7 FFE=6.75 MIN.
TRACT B
PHASE 1: CONST. 5' WIDE CONC. SIDEWALK
NO CONSTRUCTION PROPOSED
INSTALL AND MAINTAIN SILT FENCE UNTIL R/W IS RESTORED WITH VEGETATION
INSTALL DOUBLE FLOATING TURBIDITY BARRIER TO PREVENT SILTATION INTO RIVER
OPEN CUT PER DETAIL
TEMPORARY BENCHMARK No.2
EX FIRE HYDRANT #497
NORTH FLANGE BOLT ON PRE HYDRANT;
ELEV.=5.09
TEMP. BENCHMARK No. 3
"X" CUT IN S. EDGE OF LIFT STATION #45 WET WELL;
ELEV.=4.32
TEMP. BENCHMARK No. 1
NORTH FLANGE BOLT ON FIRE HYDRANT;
ELEV.=5.82
T.P. 4.01
Terrace Apartments (Existing)
Zoned RU-2-15
(NOT INCLUDED)
T.P. 5
Zoned RE
T.P. 5.12
Zoned RE
T.P. 5.01
Zoned RE
Zoned RU-2-15
Zoned RU-1-7
Zoned RE
(NOT INCLUDED)
INSTALL 2 STRAND BARBED WIRE FENCE ALONG EASEMENT LINE
END PROPOSED BARBED WIRE FENCE AT EXISTING WOOD FENCE
PHASE 1: MAINTAIN EXIST. DITCH/WETLAND OVERFLOW TO MATCH EXISTING CONDITION
RECONSTRUCT 7" FORCEMAIN W/45° BENDS UNDER NEW DRAINAGE PIPE (12" MIN. VERT. CL.)
PROPOSED 20'+WIDE PUBLIC UTILITIES AND PRIVATE DRAINAGE EASEMENT
PHASE 1: CONSTR. REAR SWALE TOP OF BANK=5.45 BOTTOM=4.0 (2' WIDE) SIDE SLOPE: 3:1 (SWALE TO BE SODDED)
EXISTING WETLAND
LIMITS OF CLEARING (MATCH EXIST. GRADE AT ELEVATION 4.0±(TYP.)
INSTALL AND MAINTAIN SILT FENCE UNTIL LOTS ARE VEGETATED
HOUSE PAD AREA (TYP.)
FUTURE SODDED SWALE (SETUP/OUTFITTED) BOTTOM OF BANK=5.45 BOTTOM=4.0 SIDE SLOPE=5:1 (TYPICAL)
FUTURE DRIVEWAY CONNECTION CONSTRUCTION BY HOME BUILDER FOR EACH LOT
EXIST. ROCK REVETMENT (INTENTIONAL)
EXIST. CURB INLET RIM=5.90 TO REMAIN
EX 15" RCP S= 0.0% TO REMAIN
INSTALL DOUBLE FLOATING TURBIDITY BARRIER TO PREVENT SILTATION INTO RIVER
CONST. 6' WIDE 3000 PSI CONCRETE SIDEWALK (FLUSH w/ CURB; 2% CROSS-SLOPE MAX.) MATCH EXIST GRADE
CONST. 33 LF TYPE-F CURB & GUTTER
REMOVE EX. 42" RCP
REMOVE EX. 15" RCP
REMOVE EX. DRIVEWAY
REMOVE EX. CONC. SIDEWALK
REMOVE EX. CONC. CURB & GUTTER
REMOVE EX. CONC. SWALE
REMOVE EX. CONC. FLUME
REMOVE EX. 6" FORCEMAIN
REMOVE EX. 8" FORCEMAIN
REMOVE EX. 8" PVC
REMOVE EX. 6" PVC
REMOVE EX. 4" PVC
REMOVE EX. 4" CLF
REMOVE EX. 6" CLF
REMOVE EX. 4" WOOD FENCE
REMOVE EX. 6" WOOD FENCE
REMOVE EX. 4" WOOD FENCE (TYP)
REMOVE EX. 6" WOOD FENCE (TYP)
REMOVE EX. 4" CLF (TYP)
REMOVE EX. 6" CLF (TYP)
REMOVE EX. 15" RCP
REMOVE EX. 18" RCP
REMOVE EX. 24" RCP
REMOVE EX. 42" RCP
REMOVE EX. 15" CMP
REMOVE EX. 18" CMP
REMOVE EX. 24" CMP
REMOVE EX. 42" CMP
REMOVE EX. 15" CMP (BURIED)
REMOVE EX. 18" CMP (BURIED)
REMOVE EX. 24" CMP (BURIED)
REMOVE EX. 42" CMP (BURIED)



LEGEND

- EXISTING REUSE MAIN
- EXISTING GASLINE
- EXISTING WATERLINE
- EXISTING SEWERLINE
- EXISTING ELECTRIC
- EXISTING COMMUNICATIONS
- EXISTING FENCE
- EXISTING OVERHEAD WIRES
- EXISTING RIGHT-OF-WAY
- EXISTING METER (WATER OR IRRIGATION)
- EXISTING CLEANOUT
- EXISTING GATEVALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER w/LIGHT
- EXISTING POWER POLE w/GUY
- EXISTING SIGN
- PROPOSED WATERLINE & SIZE
- PROPOSED REUSE MAIN & SIZE
- PROPOSED WATER SERVICE
- PROPOSED REUSE SERVICE
- EXISTING WETLAND
- PROPOSED WETLAND IMPACT
- UPLAND PRESERVATION
- EXISTING CONCRETE
- EXISTING CONCRETE DEMO
- PROPOSED CONCRETE SIDEWALK
- SAW-CUT & REPLACE EXISTING ASPHALT

NOTE!

A TAPPING CONTRACTOR ACCEPTABLE TO THE CITY OF COCOA IS REQUIRED FOR ALL WATERMAIN TAPS.

A LICENSED UTILITY CONTRACTOR IS REQUIRED FOR INSTALLATION OF WATER MAINS.

U.S. Army Corps of Engineers
Permit # SAJ-2012-00787 (SP-JSC)
Date: 2/11/2019
Drawings 5 of 10
Attachment 1 of 5

ISSUED FOR PERMITTING PURPOSES ONLY

DATE	REVISIONS	
05/24/16	Per Agency Comments	A.H.
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Sec.: 20 & 21
Twp.: 24 South
Rng.: 36 East
Design by : JWM
Drawn by : LB
Checked by : JWM

Joseph W. Mayer, P.E. 73934 STATE OF FLORIDA

UTILITIES PLAN PREPARED FOR:
RIVER SHORES of COCOA
City of Cocoa Florida

Bussen-Mayer Engineering Group, Inc.
CERTIFICATE OF AUTHORIZATION NUMBER 00000104

Date : JAN 13, 2012
Scale : 1" = 20'
Proj. No.: 327907
Sheet No. 6 of 15

Registered by Lei at 1/30/2022 18:09:06 AUTO-SYNC-4d MS3047 80394 000000 0104

This item has been electronically signed and sealed by Joseph W. Mayer, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Page 2 of 2

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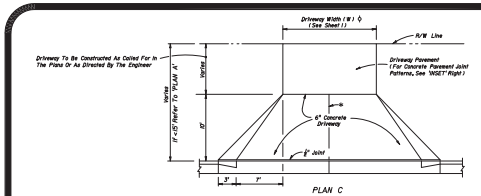
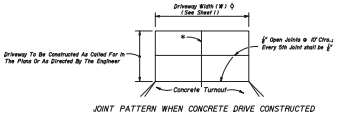
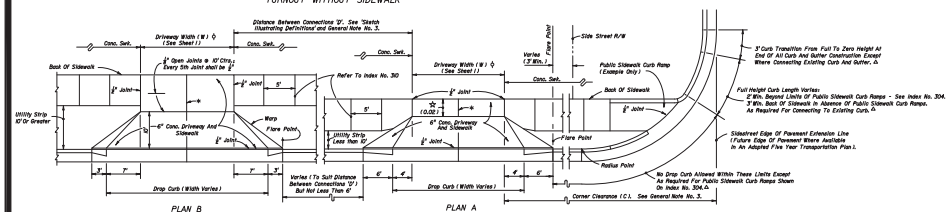


PLAN C
TURNOUT WITHOUT SIDEWALK



JOINT PATTERN WHEN CONCRETE DRIVE CONSTRUCTED INSET

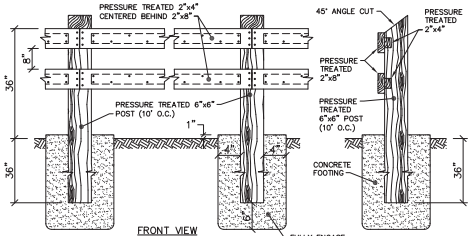


PLAN B
TURNOUT WITH SIDEWALK AND UTILITY STRIP (10'OR GREATER)

PLAN A
TURNOUT WITH SIDEWALK AND UTILITY STRIP (LESS THAN 10')

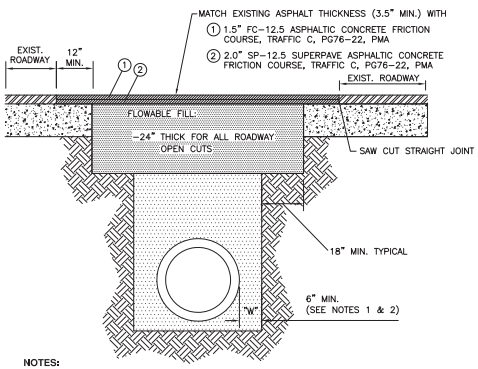
Ref. FDOT Index #515

URBAN FLARED TURNOUTS
N.T.S.



NOTE: ALL FASTENERS TO BE STAINLESS STEEL SCREWS

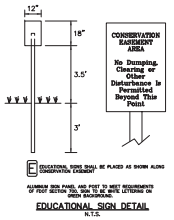
SPLIT RAIL FENCE DETAIL
N.T.S.



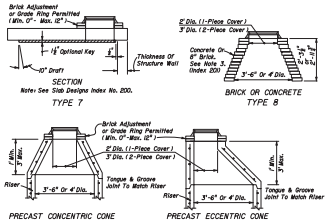
NOTES:
1. "W" SHALL BE A MINIMUM OF 6" WIDE AND OF SUFFICIENT WIDTH TO ACCOMMODATE NECESSARY COMPACTION EFFORTS. IN THE EVENT THE REQUIRED MINIMUM DENSITY IS NOT ACHIEVED, LOOSE MATERIAL SHALL BE REMOVED, REPLACED AND COMPACTED TO THE REQUIRED DENSITY, OR REPLACED WITH FULL DEPTH FLOWABLE FILL. DENSITY TESTS BELOW THE SPRING LINE OF THE PIPE ARE REQUIRED IN ADDITION TO OTHER TESTING REQUIREMENTS (IN THE EVENT FULL DEPTH FLOWABLE FILL IS USED AS BACKFILL, DENSITY REQUIREMENTS ARE WAIVED).
2. MINIMUM ALLOWABLE BACKFILL DENSITY SHALL BE 98% OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE PER AASHTO T-180.
3. FLOWABLE FILL SHALL COMPLY WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 121, LATEST EDITION. THESE ARE MINIMUM REQUIREMENTS. ADDITIONAL RESTRICTIONS MAY BE NECESSARY ON A CASE BY CASE BASIS, AS APPROVED BY THE ROADWAY AUTHORITY.
4. A
5. CONTRACTOR SHALL EXCAVATE BOTTOM OF TRENCH TO ALLOW FOR BELL SECTION OF PIPE.

NOTE: THE ORIGINAL DETAIL HAS BEEN MODIFIED TO REFLECT MORE STRINGENT ASPHALT SPECS

ASPHALT ROADWAY OPEN CUT– PAVEMENT REMOVAL & REPLACEMENT
PER BREVARD COUNTY STANDARD DETAIL, MAY 2008
N.T.S.

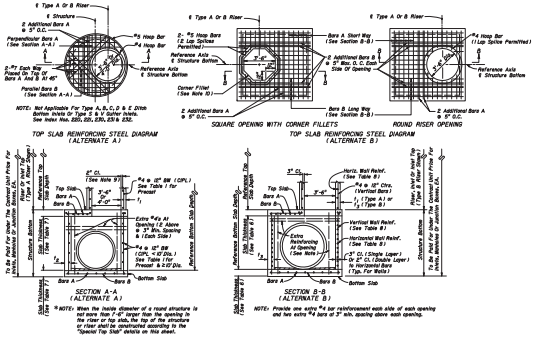


EDUCATIONAL SIGN DETAIL
N.T.S.

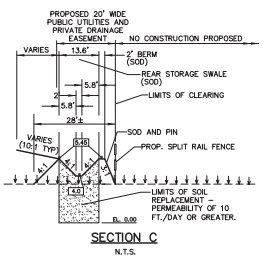


NOTES:
1. Ref. FDOT Index #201 for additional notes.
2. Use 4,000 psi (min.) concrete.

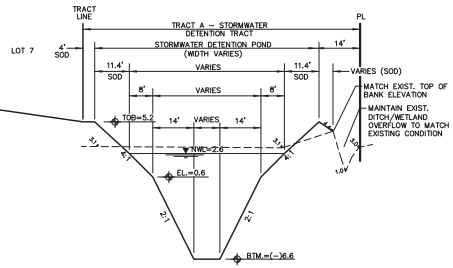
MANHOLE TOPS
N.T.S.



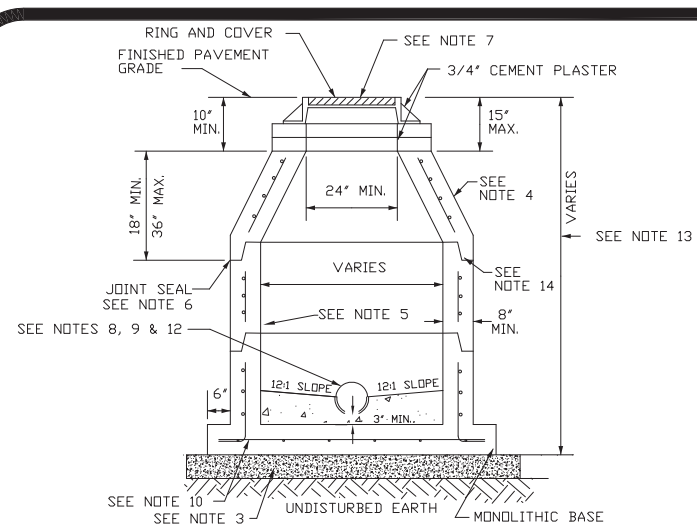
SECTION A
N.T.S.



SECTION C
N.T.S.



TYPICAL DETENTION POND SECTION–SECTION B
HORIZ. SCALE 1"=20' VERT. SCALE 1"=5'

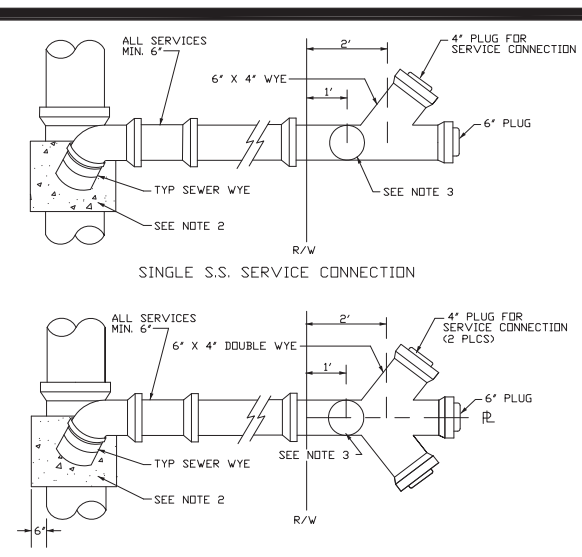


NOTES:

1) PRECAST CONCRETE TYPE II ONLY (4,000 PSI).
2) RING AND COVER TO BE SET FLUSH WITH FINISHED PAVEMENT OR SET IN FIELD.
3) 6" COMPACTED 1/2" – 3/4" GRAVEL SHALL EXTEND 6" BEYOND EDGE OF MONOLITHIC BASE.
4) FOR EXTERIOR: THREE COATS (1. RED, 2. GRAY, 3. BLACK) OF FACTORY APPLIED CS-55, WATER-BASED ACRYLIC COATING (12 MILS). FIELD TOUCH UP (3 COATS) AFTER INSTALLATION.
5) FOR INTERIOR: THREE COATS (1. RED, 2. BLACK, 3. GREY) OF FACTORY APPLIED CS-55, WATER-BASED ACRYLIC COATING (12 MILS). ONE COAT OF GRAY CS-55 WILL BE APPLIED ON THE ENTIRE INTERIOR OF THE MANHOLE PRIOR TO FINAL ACCEPTANCE.
6) JOINT SEAL SHALL BE RAM-NEK OR APPROVED EQUAL; RUB'R-NEK BY K.T. SNYDER COMPANY OR APPROVED EQUAL ON EXTERIOR AS REQUIRED.
7) RING – 260 LB., COVER – 190 LB. US FOUNDRY DWG. NO. 225 TYPE "AS" OR APPROVED EQUAL. COVERS SHALL HAVE "SEWER" CAST OR STAMPED IN THEM.
8) RESILIENT CONNECTORS (BOOTS) SHALL BE USED WHERE PVC PIPE PENETRATES MANHOLE WALLS. BOOTS SHALL BE CEMENTED INSIDE WITH WATERPROOF NON-SHRINK GROUT, EMBECO OR APPROVED EQUAL.
9) ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF, NON-SHRINKING GROUT.
10) REINFORCEMENT SHALL MEET ASTM C-478.
11) MANHOLE STEPS ARE NOT ACCEPTABLE.
12) MINIMUM HOLE DIAMETER EQUALS PIPE O.D. PLUS 4".
13) MANHOLES DEEPER THAN 12 FEET FROM FINISHED GRADE SHALL HAVE A MINIMUM INSIDE DIAMETER OF 5 FEET.
14) TONGUE AND GROOVE MAY BE UP OR DOWN.

LARGEST PIPE IN STRUCTURE	MINIMUM I.D OF STRUCTURE	MIN. WALL THICKNESS OF STRUCTURE	BASE THICKNESS
8" TO 15"	4' – 0"	8"	6"
18" TO 30"	5' – 0"	8"	8"
36" TO 42"	6' – 0"	8"	8"
48" & LGR.	OUTSIDE PIPE DIA. + 3'-0"	PER ASTM C-478 (8" MIN)	

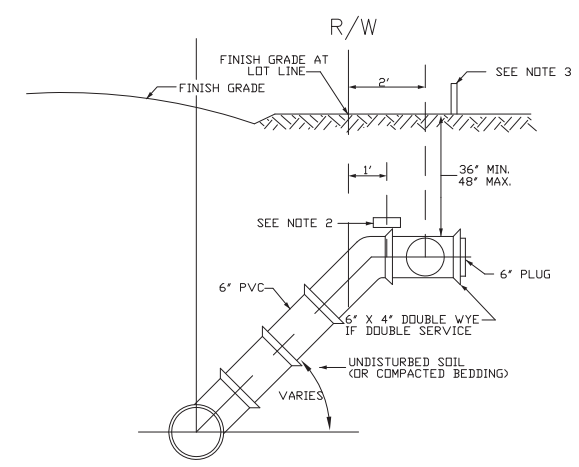
CONCENTRIC MANHOLE DETAIL
N.T.S.



NOTES:

1) SINGLE AND DOUBLE SERVICE CONNECTIONS ARE SHOWN IN PLAN VIEW.
2) CONCRETE ENCASEMENT REQUIRED FOR ALL PIPING EXCEPT P.V.C. PVC CONNECTIONS WILL BE MADE WITH A STANDARD PVC SEWER WYE AND A GASKETED SLIP-ON REPAIR SLEEVE.
3) ELECTRONIC DISKS SHALL BE SCOTCHMARK MODEL 1253 ELECTRONIC FULL RANGE MARKER MANUFACTURED BY 3M.

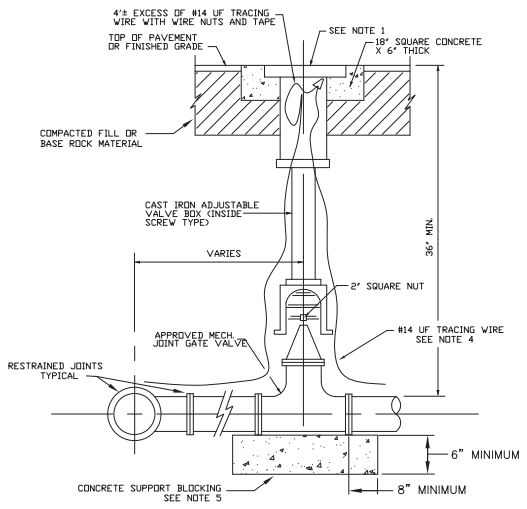
TYPICAL SERVICE CONNECTIONS DETAIL
N.T.S.



NOTES:

1) TYPICAL SERVICE CONNECTION SHOWN IN SECTION VIEW.
2) ELECTRONIC DISKS SHALL BE SCOTCHMARK MODEL 1253 ELECTRONIC FULL RANGE MARKER MANUFACTURED BY 3M.
3) LOCATION AND FINISHED GRADE STAKE REQUIRED PRIOR TO INSTALLATION.

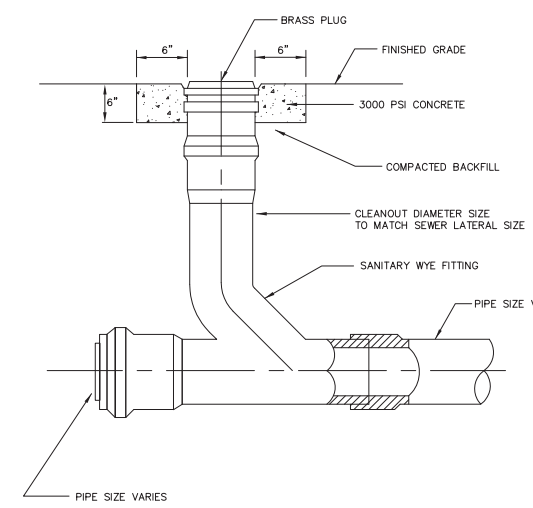
SECTION FOR TYPICAL SERVICE CONNECTION DETAIL
N.T.S.



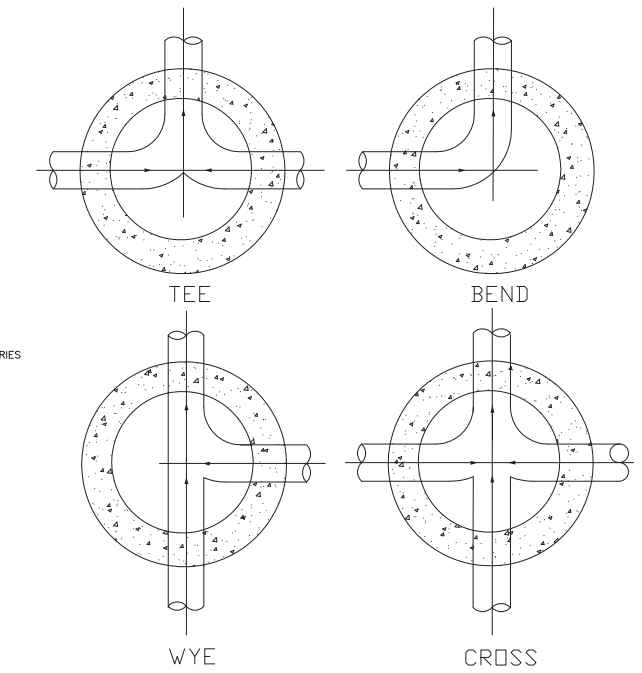
NOTES:

1) BRONZE OR CAST IRON COVER, MARKED "SEWER".
2) DOUBLE WRAP FITTINGS IN VISQUEEN PRIOR TO POURING CONCRETE.
3) VALVE BOXES OVER 4' LONG SHALL INCLUDE EXTENSION OPERATOR. OPERATING NUT MUST BE WITHIN 30" OF GROUND SURFACE. EXTENSION OPERATOR MUST BE CONNECTED TO VALVE OPERATING NUT WITH A 3/8" STAINLESS STEEL BOLT AND NUT.
4) TRACER WIRE IS TO BE INSTALLED AS SHOWN TO PREVENT INTERFERENCE WITH VALVE OPERATION.
5) CONCRETE BLOCKING TO BE INSTALLED AS TO NOT INTERFERE WITH REMOVAL OF MJ BOLTS.

TYPICAL FORCE MAIN VALVE
N.T.S.



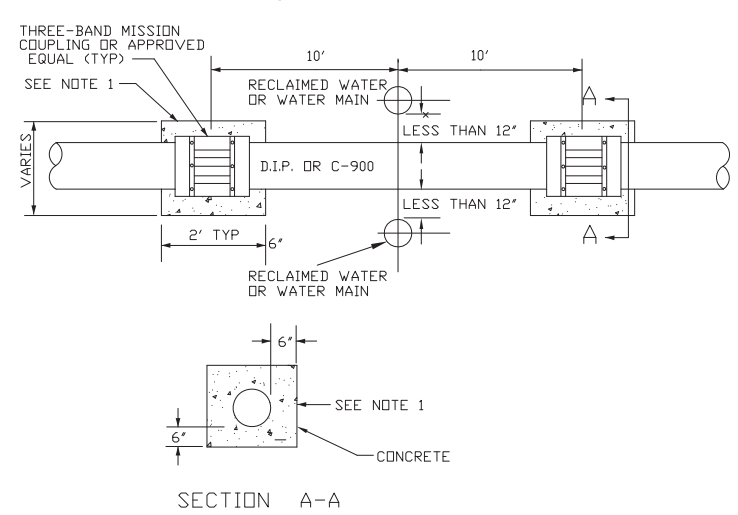
TYPICAL SEWER CLEAN-OUT DETAIL
N.T.S.



NOTES:

1) INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2) CHANNEL SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.
3) CHANNELS FOR FUTURE CONNECTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND AND COVERED WITH 1" OF MORTAR.
4) FLOW CHANNELS REQUIRED FOR SERVICE LATERALS CONNECTED DIRECTLY TO MANHOLES.
5) SEAL ALL OPENINGS WITH NON-SHRINK GROUT (EMBECO OR APPROVED EQUAL).
6) COMMON RED BRICK AND TYPE II CEMENT FOR INVERT CONSTRUCTION.

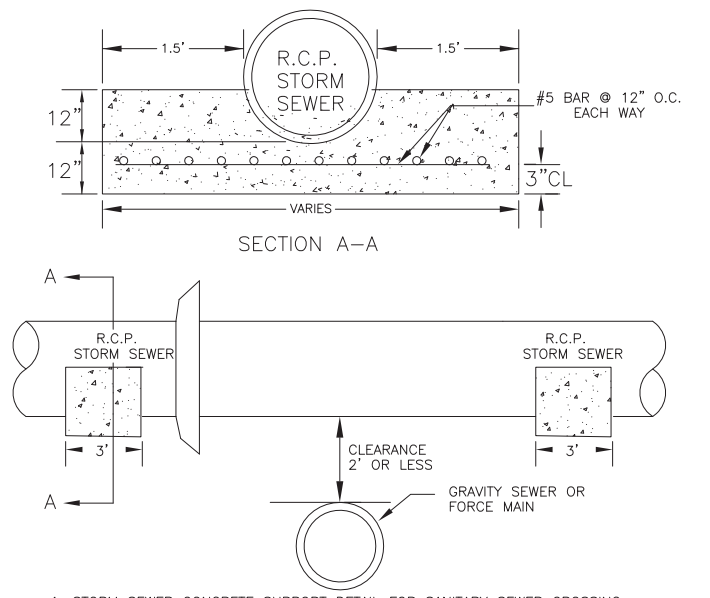
MANHOLE INVERTS
N.T.S.



NOTES:

1) MISSION COUPLING (STAINLESS STEEL BAND TYPE) SHALL BE ENCASED IN A MINIMUM OF 6" OF CONCRETE.
2) SHOULD THERE BE MORE THAN 12" CLEARANCE FROM WATER LINE; NO SPECIAL CONSTRUCTION IS REQUIRED.
3) ALL MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN P OTABLE WATER AND SANITARY SEWER MAINS TO COMPLY WITH FDEP RULES 62-604.400(2)(g)-(i), F,A,C, AND 6+2-604.400 (3), F.A.C. REFER TO FDEP PIPE SEPARATION DETAIL, THIS SHEET.

TYPICAL WATER OR RECLAIMED WATER MAIN CROSSING DETAIL
N.T.S.



1. STORM SEWER CONCRETE SUPPORT DETAIL FOR SANITARY SEWER CROSSING
2. ALL MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN P OTABLE WATER AND SANITARY SEWER MAINS TO COMPLY WITH FDEP RULES 62-604.400(2)(g)-(i), F,A,C, AND 6+2-604.400 (3), F.A.C. REFER TO FDEP PIPE SEPARATION DETAIL, THIS SHEET.

CONCRETE CRADLE DETAIL
N.T.S.

UTILITY SEPARATION NOTE:

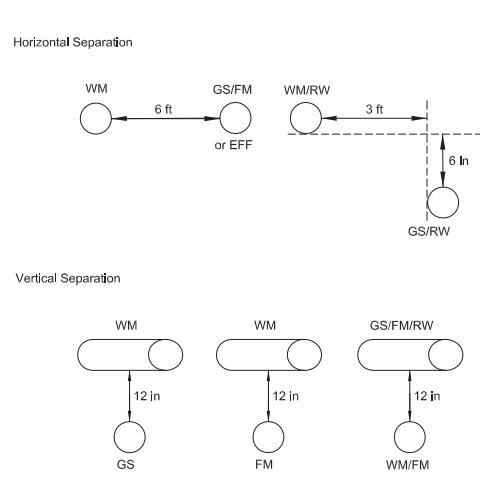
New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, between the outside of the water main and the outside of any existing or proposed gravity– or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C. The minimum horizontal separation distance between water mains and gravity-type sanitary sewers shall be reduced to three feet where the bottom of the water main is laid at least six inches above the top of the sewer.

New or relocated, underground water mains crossing any existing or proposed gravity– or vacuum-type sanitary sewer shall be laid so the outside of the water main is at least six inches, and preferably 12 inches, above or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.

New or relocated, underground water mains crossing any existing or proposed pressure-type sanitary sewer, wastewater or stormwater force main, or pipeline conveying reclaimed water shall be laid so the outside of the water main is at least 12 inches above or below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.

At the utility crossings described above, one full length of water main pipe shall be centered above or below the other pipeline so the water main joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all water main joints are at least three feet from all joints in vacuum-type sanitary sewers, or pipelines conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., and at least six feet from all joints in gravity-or pressure-type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C

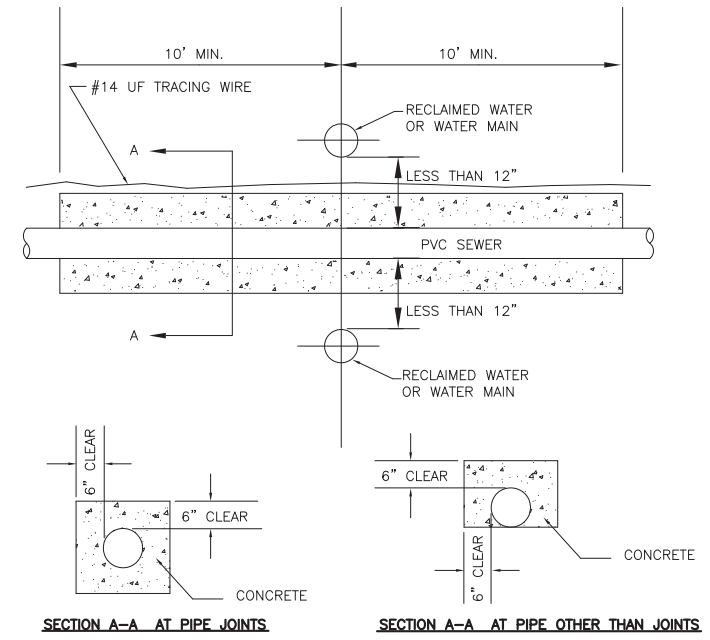
FDEP Minimum Separation Requirements per Section 62-555.314
Amended August 28, 2003



GS Gravity sewer
FM Forcemain
WM Water Main
EFF Effluent (non public access)
RW Reclaimed Water (public access)

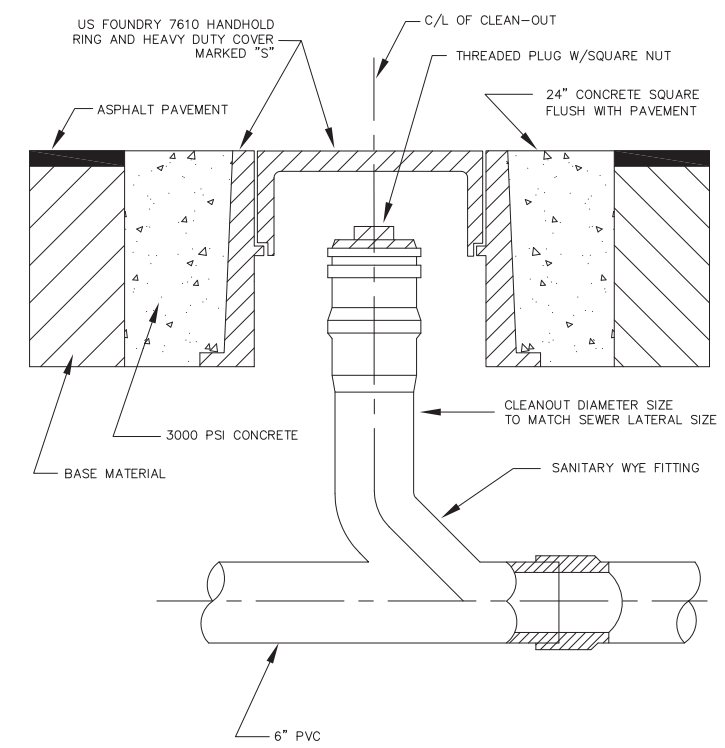
* One full length of WM pipe centered above or below GS or FM or all WM joints are at least 6 ft from all joints in the GS or FM.

FDEP PIPE SEPARATION DETAIL
N.T.S.



ALL MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN P OTABLE WATER AND SANITARY SEWER MAINS TO COMPLY WITH FDEP RULES 62-604.400(2)(g)-(i), F,A,C, AND 6+2-604.400 (3), F.A.C. REFER TO FDEP PIPE SEPARATION DETAIL, THIS SHEET.

SEWER CROSSING CONCRETE ENCASEMENT DETAIL
N.T.S.



TRAFFIC BEARING SEWER CLEAN-OUT DETAIL
N.T.S.

THRUST RESTRAINTS FOR DUCTILE IRON PIPE
MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

FITTINGS	PIPE SIZE								
	4"	6"	8"	10"	12"	16"	20"	24"	30"
90 BEND	43 (54)	61 (76)	79 (97)	95 (117)	110 (137)	140 (173)	168 (207)	194 (239)	229 (282)
45 BEND	18 (22)	25 (31)	33 (40)	39 (49)	46 (57)	58 (72)	69 (86)	80 (99)	95 (117)
22.5 BEND	9 (11)	12 (15)	16 (19)	19 (23)	22 (27)	28 (34)	33 (41)	39 (47)	46 (56)
11.25 BEND	4 (5)	6 (7)	8 (10)	9 (12)	11 (13)	14 (17)	17 (20)	19 (24)	23 (28)
TEE BRANCH	43 (61)	70 (99)	96 (137)	121 (172)	145 (207)	190 (272)	233 (333)	275 (393)	332 (475)
DEAD END	67 (96)	95 (136)	123 (176)	149 (212)	174 (248)	221 (316)	266 (380)	310 (443)	370 (528)

NOTES:

1. ALL FITTINGS SHALL BE RESTRAINED JOINT TYPE UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO, OR GREATER THAN THE LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS THE GREATEST LENGTH OF RESTRAINED PIPE.
4. IN-LINE VALVES OUTSIDE THE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED ONLY BE RESTRAINED AT THE VALVE, UNLESS OTHERWISE INDICATED.
5. LENGTH OF RESTRAINED JOINT PIPING FOR REDUCERS, REDUCING TEES, AND VERTICAL POSITION FITTINGS SHALL BE DESIGNED ON AN INDIVIDUAL BASIS, WITH DESIGN CALCULATIONS FOR EACH BEING SUBMITTED FOR REVIEW.
6. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPES" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:

WORKING PRESSURE: 70 PSI
DESIGN PRESSURE: 150 PSI
SOIL DESIGNATION: SILT 1
LAYING CONDITIONS: TYPE 2
SAFETY FACTOR: 1.5

7. FOR PIPE ENCASED IN POLYETHYLENE, USE VALUES GIVEN IN PARENTHESES

THRUST RESTRAINTS FOR DUCTILE IRON PIPE
N.T.S.

U.S. Army Corps of Engineers
Permit # SAJ-2012-00787 (SP-JSC)
Date: 2/11/2019
Drawings 7 of 10
Attachment 1 of 5

THRUST RESTRAINTS FOR PVC AND PE PIPE
MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

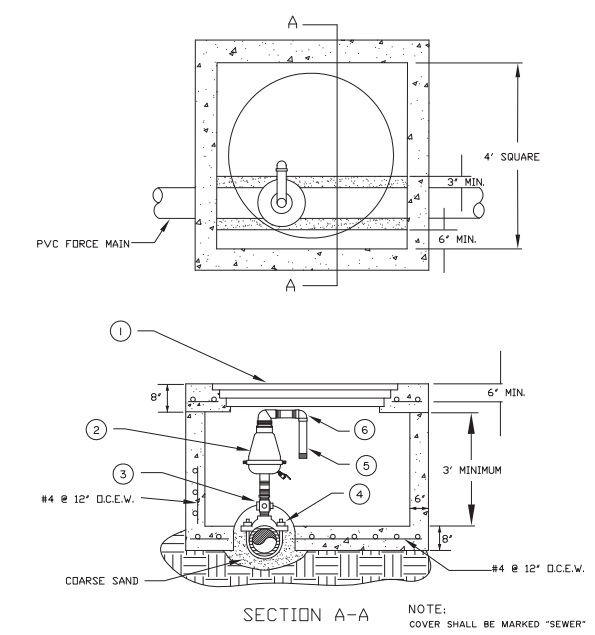
FITTINGS	PIPE SIZE								
	4"	6"	8"	10"	12"	16"	20"	24"	30"
90 BEND	58	82	107	128	149	189	227	262	309
45 BEND	24	34	45	53	62	78	93	108	128
22.5 BEND	12	16	22	26	30	38	45	53	62
11.25 BEND	5	8	11	12	15	19	23	26	31
TEE BRANCH	58	95	130	163	196	257	315	371	448
DEAD END	90	128	166	201	235	298	359	419	500

NOTES:

1. ALL FITTINGS SHALL BE RESTRAINED JOINT TYPE UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO, OR GREATER THAN THE LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS THE GREATEST LENGTH OF RESTRAINED PIPE.
4. IN-LINE VALVES OUTSIDE THE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED ONLY BE RESTRAINED AT THE VALVE, UNLESS OTHERWISE INDICATED.
5. LENGTH OF RESTRAINED JOINT PIPING FOR REDUCERS, REDUCING TEES, AND VERTICAL POSITION FITTINGS SHALL BE DESIGNED ON AN INDIVIDUAL BASIS, WITH DESIGN CALCULATIONS FOR EACH BEING SUBMITTED FOR REVIEW.
6. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPES" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:

WORKING PRESSURE: 70 PSI
DESIGN PRESSURE: 150 PSI
SOIL DESIGNATION: SILT 1
LAYING CONDITIONS: TYPE 2
SAFETY FACTOR: 2

THRUST RESTRAINTS FOR PVC AND PE PIPE
N.T.S.

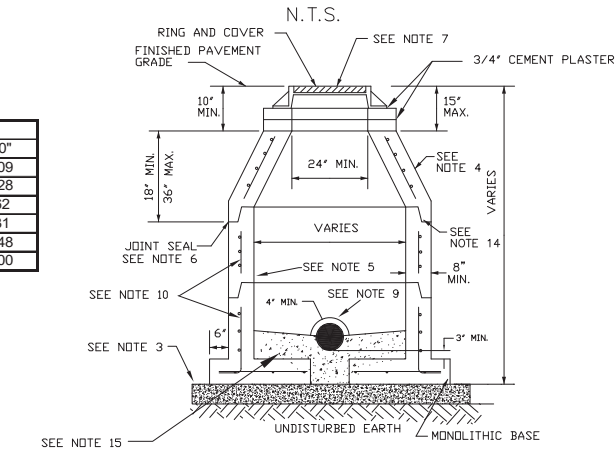


NOTE:
COVER SHALL BE MARKED "SEWER"

MATERIALS

ITEM	QUANT.	DESCRIPTION
1	1	US FOUNDRY 1310-AF-M MANHOLE RING AND DOUBLE COVER
2	1	AIR RELEASE VALVE 2" NPT, ARI MODEL D-025 (NYLON)
3	1	2" BRASS CORPORATION MUELLER H-15014 OR EQUAL
4	1	2" DOUBLE STRAP TAPPING SADDLE, S.S.
5	1	1-1/2" PIPE, PVC, LENGTH AS REQUIRED
6	1	1-1/2" x 90° ELBOW, PVC

TYPICAL AIR RELEASE VALVE BOX
N.T.S.



LARGEST PIPE IN STRUCTURE	MINIMUM I.D OF STRUCTURE	MIN. WALL THICKNESS OF STRUCTURE	BASE THICKNESS
8" TO 15"	4' – 0"	8"	6"
18" TO 30"	5' – 0"	8"	8"
36" TO 42"	6' – 0"	8"	8"
48" & LGR.	OUTSIDE PIPE DIA. + 3'-0"	PER ASTM C-478 (8" MIN)	

NOTES:

GENERAL NOTES 01 THROUGH 14, PIPE SIZE, MIN. WALL THICKNESS, MIN. BASE THICKNESS SAME AS STANDARD NO. 04.

15) ENTIRE BOTTOM SHALL BE POURED IN PLACE AFTER INSTALLATION OF DOGHOUSE MANHOLE. CONCRETE SHALL BE 4000 PSI TYPE II.

DOGHOUSE MANHOLE INVERTS
N.T.S.

NOTE: ALL SANITARY SEWERLINE CONSTRUCTION TO CONFORM WITH THE BREVARD COUNTY UTILITY DEPARTMENT CRITERIA (LATEST REVISION JANUARY 2008)

DATE	REVISIONS	
05/24/16	Per Agency Comments	A.H.
04/18/16	Per Client	G.M.
09/28/12	Per City of Cocoa comments	J.J.B.
07/11/12	Per City of Cocoa comments	M.R.D.

Sec.: 20 & 21
Twp.: 24 South
Rng.: 36 East
Design by : JWM
Drawn by : LB
Checked by : JWM

Joseph W. Mayer P.E.
FLORIDA PROFESSIONAL

STANDARD SEWER DETAILS FOR
RIVER SHORES of COCOA
City of Cocoa Florida

Bussen-Mayer Engineering Group, Inc.
100 PARNELL STREET MERRITT ISLAND, FLORIDA 32953

Date : JAN 13, 2012
Scale : AS SHOWN
Proj. No.: 327907
Sheet No. 12 of 15

ISSUED FOR PERMITTING PURPOSES ONLY

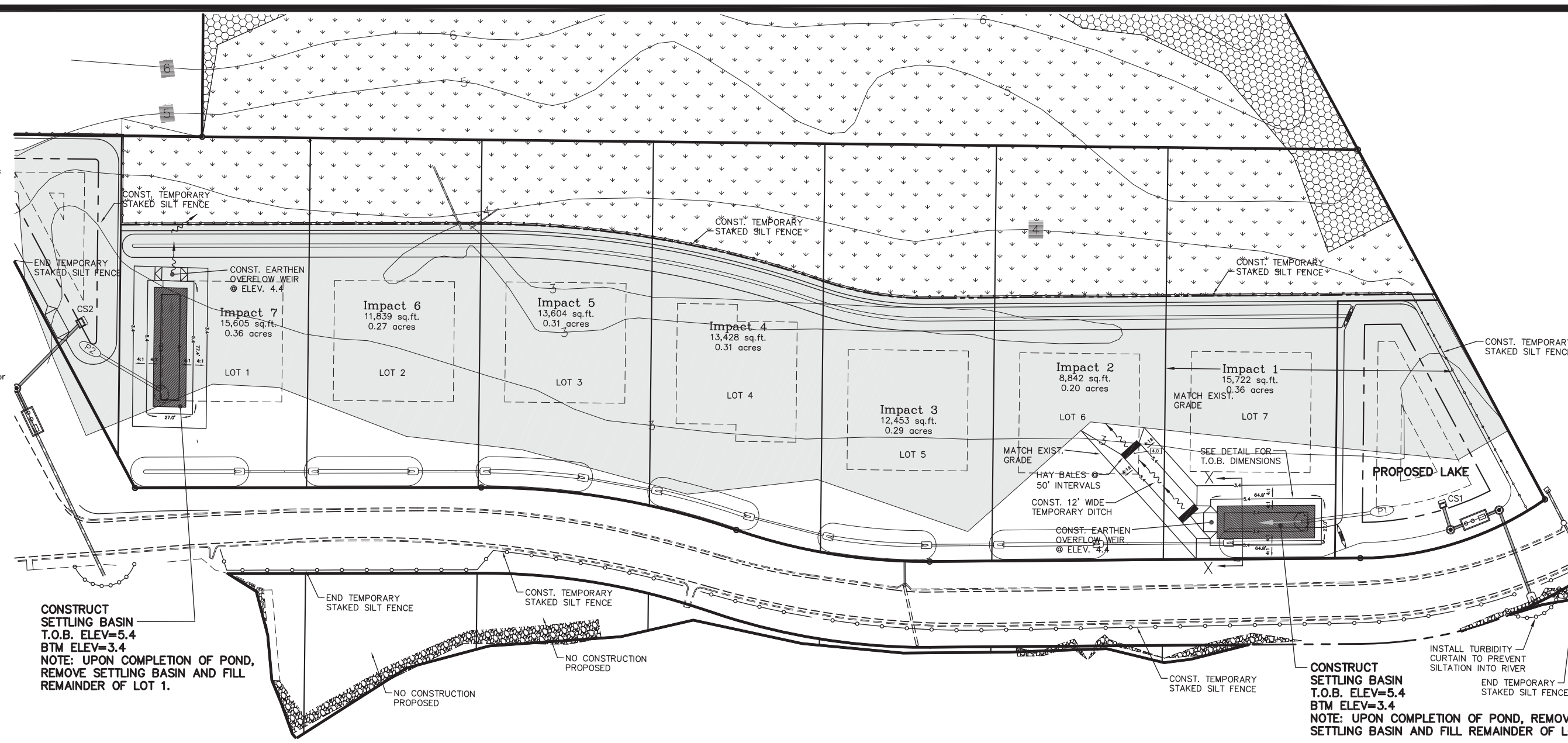
This item has been electronically signed and sealed by Joseph W. Mayer, P.E., on April 5, 2018, using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

C:\Dwg\Eng\327907 River Shores\327907 Civil\dwg\327907 09-12 Watr Sewr Det.dwg, 5/24/2016 1:49:50 PM, Cad-3, Cad-3

Registered by Lleida.net - 15/03/2022 18:09:07 UTC - 5 - id MS1647383974040000_1647383974040000 - Page 23/48

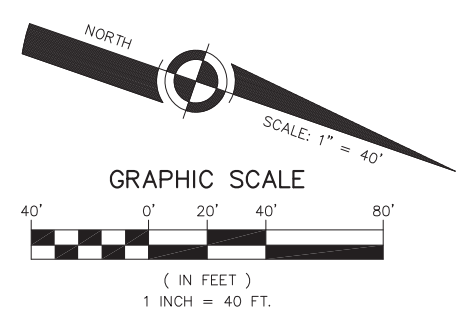
DESCRIPTION OF STANDARD SITE CONTROLS AND BEST MANAGEMENT PRACTICES

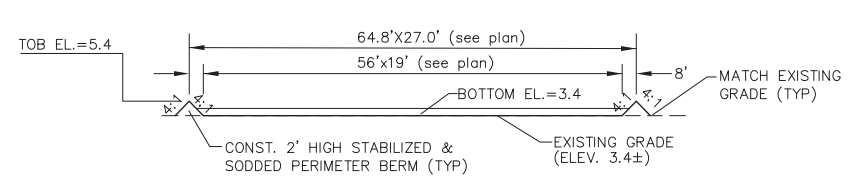
1. Erosion and Sediment Controls.
   a. Stabilization Practices are required to be routinely implemented by the Contractor. The Contractor should ensure that existing vegetation is preserved where possible and that disturbed portions of the site are stabilized. Stabilization practices may include: temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation, and other appropriate measures. A record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated, shall be maintained by the Contractor. Stabilization measures shall be initiated as soon as practicable, but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.
   b. The Contractor is responsible for any required structural practices necessary to divert flows from exposed soils, store flows, retain sediment on-site, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, and temporary or permanent sediment basins. Structural BMPs shall be placed on upland soils unless a State of Florida wetland resource management permit or environmental resource permit issued pursuant to Chapter 373, FS, and applicable regulations of the FDEP or WMD authorize otherwise. The installation of these devices may be subject to Section 404 of the CWA.
   c. For common drainage locations that serve an area with more than 10 disturbed acres at one time, a temporary (or permanent) sediment basin providing 3,600 cubic feet of storage per acre drained, or equivalent control measures, shall be provided where attainable until final stabilization of the site. The 3,600 cubic feet of storage area per acre drained does not apply to flows from offsite areas and flows from onsite areas that are either undisturbed or have undergone final stabilization where such flows are diverted around both the disturbed area and the sediment basin. For drainage locations which serve more than 10 disturbed acres at one time and where a temporary sediment basin providing 3,600 cubic feet of storage per acre drained, or equivalent controls is not attainable, smaller sediment basins and/or sediment traps should be used. At a minimum, silt fences, or equivalent sediment controls, are required for all sideslope and downslope boundaries of the construction area.
   d. For drainage locations serving less than 10 acres, sediment basins and/or sediment traps are recommended but not required. At a minimum, silt fences or equivalent sediment controls are required for all sideslope and downslope boundaries of the construction area.
2. Stormwater Management. The Contractor is responsible for the installation of BMP's during the construction process to control pollutants in stormwater discharges that will occur during construction and after construction operations have been completed. These controls shall be consistent with the performance standards for stormwater treatment as set forth in the Section 62- 40.432, F. A. C., the applicable stormwater or environmental resource permitting regulations of the FDEP or the appropriate WMD, and the guidelines contained in the Florida Development Manual: A Guide to Sound Land and Water Management (FDEP, 1988), and any subsequent amendments. Structural BMPs shall be placed on upland soils unless a State of Florida wetland resource management permit or environmental resource permit issued pursuant to Chapter 373, FS, and applicable regulations of the FDEP or WMD authorize otherwise. The installation of these devices may be subject to Section 404 of the CWA. The FDEP generic permit only addresses the installation of stormwater management controls, and not the ultimate operation and maintenance of such controls after the construction activities have been completed and the site has undergone final stabilization. Under the FDEP generic permit, permittees are only responsible for the installation and maintenance of stormwater management BMPs prior to final stabilization of the site, and are not responsible for maintenance after stormwater discharges associated with industrial activity have been eliminated from the site. However, all stormwater management systems and BMPs shall be operated and maintained in perpetuity after final stabilization in accordance with requirements set forth in the State of Florida stormwater or environmental resource permit issued for the site.
   a. Such controls or best management practices may include: stormwater detention systems (including wet ponds); stormwater retention systems; flow attenuation by use of open vegetated swales and natural depressions; infiltration of runoff onsite; and sequential systems which combine several practices (BMP treatment train). This project has been designed to attenuate post-development discharge from the site to pre-development levels (or below), in accordance with the applicable SJRWMD and local agency stormwater permits.
   b. Velocity dissipation devices shall be placed at discharge locations and along the length of any outfall channel for the purpose of providing a non-erosive velocity flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected (e.g. no significant changes in the hydrological regime of the receiving water).
   c. Temporary stormwater discharge measures during construction will include turbidity barriers at all wet outfall locations (see detail hereon).
3. Controls for Other Potential Pollutants.
   a. Waste Disposal. No solid materials, including building materials, shall be discharged to surface waters, except as authorized by a Section 404 permit and by a State of Florida wetland resource management permit or environmental resource permit issued pursuant to Chapter 373, F.S., and the applicable regulations of the FDEP or WMD.
   b. Off-site vehicle tracking of sediments and the generation of dust shall be minimized.
   c. The Contractor shall ensure compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.
   d. The Contractor shall utilize a landscape professional to address proper application rates and methods for the use of any fertilizers and pesticides at the construction site, and set forth how these procedures will be implemented and enforced. Nutrients will be applied only at rates necessary to establish and maintain vegetation such that discharges will not cause or contribute to violations of State surface or ground water quality standards.
   e. The application, generation, or mitigation of toxic substances is limited to the minimum required for equipment operation and/or materials installation, and all toxic materials must be properly stored and disposed.
4. Approved State or Local Plans.
   a. The Contractor is also responsible for implementing procedures and requirements specified in applicable sediment and erosion site plans or site permits, or stormwater management site plans or site permits approved by State, regional, or local officials. The Contractor must maintain a copy of all applicable permits at the site, and must be fully familiar with the requirements and conditions of each permit.
   b. The Stormwater Pollution Prevention Plans shall be amended to reflect any changes applicable to protecting surface water resources in sediment and erosion site plans or site permits, or stormwater management site plans or site permits approved by State, regional, or local officials for which the permittee receives written notice. Where the permittee receives such written notice of a change, the permittee shall provide a re-certification in the stormwater pollution prevention plan that the stormwater pollution prevention plan has been modified to address such changes.
   c. Dischargers seeking alternative permit requirements shall submit an individual permit application in accordance with Rule 62-620, F.A.C. to the local Department office, along with a description of why requirements in approved State, regional, or local plans or permits, or changes to such plans or permits should not be applicable as a condition of the individual permit.
5. Maintenance. The Contractor is responsible for routine maintenance of all best management practices and sediment controls, so that they will remain in good and effective operating condition, throughout the construction process.
6. Inspections. Qualified personnel (provided by the discharger) shall inspect all points of discharge into surface waters or to a municipal separate storm sewer system and all disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural controls, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of a storm that is 0.50 inches or greater. Where sites have been finally stabilized; such inspection shall be conducted at least once every month.
   a. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the stormwater system. The stormwater management system and erosion and sediment control measures identified in the plans shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion and sediment control and stormwater treatment measures are effective in meeting the performance standards set forth in Section 62-40.432, F.A.C. and the applicable stormwater or environmental resource permitting regulations of the FDEP or appropriate WMD. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
   b. Based on the results of the inspection, all maintenance operations needed to assure proper operation of all controls, BMPs, practices, or measures identified in the stormwater pollution prevention plan shall be done in a timely manner, but in no case later than 7 calendar days following the inspection. If needed, the pollution prevention controls, BMPs, and measures identified in the plan shall be revised as appropriate, but in no case later than 7 calendar days following the inspection. Such modifications shall provide for timely implementation of any changes to the plan within 7 calendar days following the inspection.
   c. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the stormwater pollution prevention plan, and actions taken in accordance with paragraph V.D.4b of the permit shall be made and retained as part of the stormwater pollution prevention plan for at least three years from the date that the site is finally stabilized. Such reports shall identify any incidents of non-compliance. Where a report does not identify any incidents of non-compliance, the report shall contain a certification that the facility is in compliance with the stormwater pollution prevention plan and this permit. The report shall be signed in accordance with Part VII.C of this permit.
7. Non-Stormwater Discharges – Except for flows from fire fighting activities, sources of non-stormwater listed in the FDEP Generic permit that are combined with stormwater discharges associated with construction activity must be identified in the plan. Non-stormwater discharges from the site are prohibited unless specifically identified and permitted otherwise.
8. See also selected details on next sheet.
9. The contractor shall submit completed NPDES Notice of Intent (NOI) and Notice of Termination (NOT) forms to FDEP, with copies provided to the County.



MASTER SITE DRAINAGE AND TEMPORARY DEWATERING PLAN

1"=40'





SECTION X

TEMPORARY SETTLING BASIN DETAIL

N.T.S.

LEGEND

- Drainage flow
- Proposed silt fence
- CS1 — Outfall structure number
- Elevation contours
- P1 — Dewatering pump number and discharge direction
- Proposed turbidity barrier

SEQUENCE OF CONSTRUCTION

A. Clearing and Grubbing

1. Controls for each portion of the site will be installed after the clearing and grubbing necessary for installation of the applicable control measure, but before the clearing and grubbing for the remaining portion of the site. Perimeter controls (such as silt fences) will be actively maintained until final stabilization of those portions of the site upward of the perimeter control.
2. Clearing and grubbing activities will generally proceed from the interior portions of the site, outward to the boundary lines, except for installation of perimeter controls (silt fences). This is to minimize dust and impacts to adjacent properties. When feasible, leave a 50 foot to 100 foot buffer of natural vegetation along the perimeter property lines, while completing work on interior portions of the site, and until such time as these perimeter areas are ready to be final graded and stabilized.

B. Excavation and Temporary Construction Dewatering

1. All excavation activities will be completed in accordance with the approved grading plans for the project. Construction stakeout by a qualified surveyor must be provided by the Contractor.
2. Retention lake excavation and/or site filling can not be completed until all perimeter controls are in place, such that erosion and/or siltation can not occur outside of the project boundaries.
3. Temporary construction dewatering activities will be accomplished in accordance with St. Johns River Water Management District (SJRWMD) regulations and the applicable permits. The Contractor is responsible for obtaining any required temporary dewatering permits.
4. Perimeter rim ditches and/or berming will accomplished where feasible to protect against off-site erosion.
5. Excavated and/or filled areas are to be stabilized via seed and mulch, sodding, or other means, as soon as practical.

C. Drainage System Installation/Utilities Construction

1. This phase of the work would include any required sewer installation and temporary dewatering as well as any required drainage pipe and inlet installation, waterline installation, reuse line installation, etc. All work to be performed by a licensed utility contractor.
2. As soon as practical, synthetic bales, silt fences, inlet protection, and other best management practices (as shown on this plan) are to be installed at all required locations.
3. All conditions and requirements of the applicable utilities installation permits will be the responsibility of the contractor. A copy of all permits must be maintained on-site. Contractor is responsible for confirming all required inspections during the utilities installation process.
4. Contractor is responsible for maintaining perimeter controls and temporary site stabilization measures during the course of the utilities construction process.
5. Ordering of applicable testing per the permit requirements is the responsibility of the Contractor.

SITE DESCRIPTION/GENERAL STATEMENT

This proposed project involves construction and development of the site improvements shown on these plans. Construction activities will generally include clearing and grubbing, excavation, filling, earthwork, stormwater management system installation, and final grading, stabilization and/or landscaping. Potential pollution sources include soils erosion and siltation, temporary dewatering, and discharges from construction equipment; i.e. oil, etc. Contractor is required to incorporate the site controls and BMPs described herein to minimize or eliminate the potential for off-site discharge of pollutants. Contractor is also required to sign a certification statement verifying compliance with the requirements of the FDEP Generic Permit for Stormwater Discharge from Construction Activities, prior to commencement of work.

SITE DATA

Total site area = 4.55 acres±
Total site area to be disturbed = 0.68 acres±

Outfall Structure	Latitude	Longitude	
CS1	28°23'00"	80°44'15"	–

EXHIBIT "A"– CONTRACTOR CERTIFICATION STATEMENT

Company Name: ______________________________

Company Address: ______________________________

Company Phone No. ______________ Fax No. ______________

Site address/description: ______________________________

I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder.

____
Name and Official Title (Type or print)

______________________ ______________________
Signature: Date:

Subcontractor Acknowledgements:

Company Name ______________________ Company Name ______________________

U.S. Army Corps of Engineers
Permit # SAJ-2012-00787 (SP-JSC)
Date: 2/11/2019
Drawings 8 of 10
Attachment 1 of 5

DATE	REVISIONS	
05/24/16	Per Agency Comments	A.H.
04/18/16	Per Client	G.M.
09/28/12	Per City of Cocoa comments	J.J.B.
07/11/12	Per City of Cocoa comments	M.R.D.

Sec.: 20 & 21
Twp.: 24 South
Rng.: 36 East
Design by : JWM
Drawn by : LB
Checked by : JWM

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Joseph W. Mayer P.E.
FLORIDA PROFESSIONAL ENGINEER

STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR:
RIVER SHORES of COCOA
City of Cocoa Florida

Bussen-Mayer Engineering Group, Inc.
100 PARNELL STREET MERRITT ISLAND, FLORIDA 32953

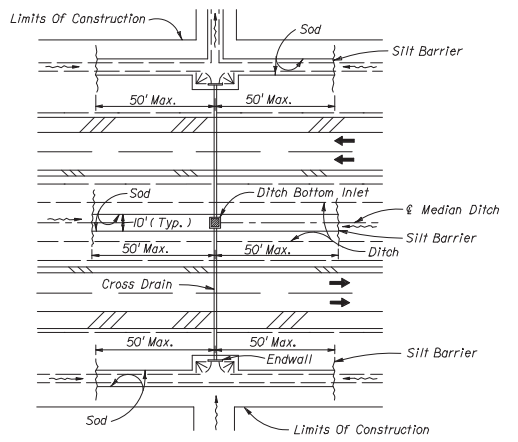
Date : JAN 13, 2012
Scale : AS SHOWN
Proj. No.: 327907
Sheet No. 13 of 15

ISSUED FOR PERMITTING PURPOSES ONLY

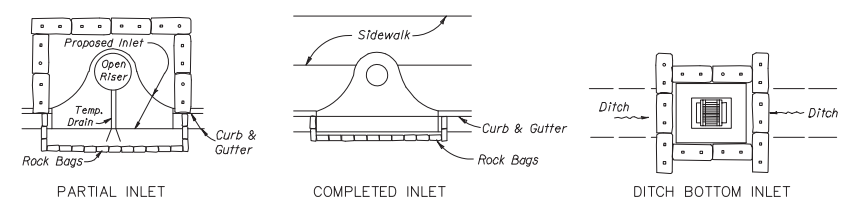
C:\Dwg\Eng\327907 River Shores\327907 Civil\dwg\327907 13-14 SWPPP.dwg, 5/24/2016 1:51:34 PM, Cad-3, Cad-3

This item has been electronically signed and sealed by Joseph W. Mayer, P.E., on April 5, 2018, using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

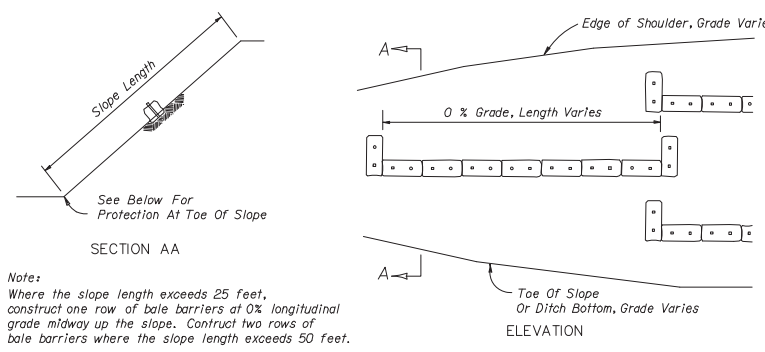
Registered by Lleida.net - 15/03/2022 18:09:07 UTC - Id MS1647383973040000_1647383974040000 - Page 24/48



DITCH INSTALLATIONS AT DRAINAGE STRUCTURES
FDOT INDEX NO. 102

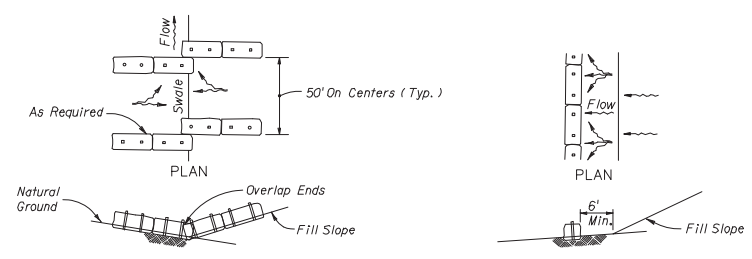


PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



Note:
Where the slope length exceeds 25 feet, construct one row of bale barriers at 0% longitudinal grade midway up the slope. Contruct two rows of bale barriers where the slope length exceeds 50 feet.

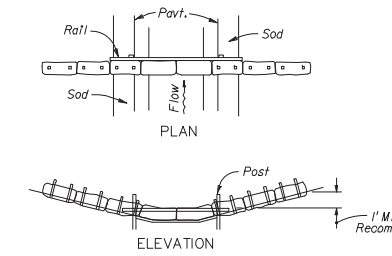
ALONG FILL SLOPE



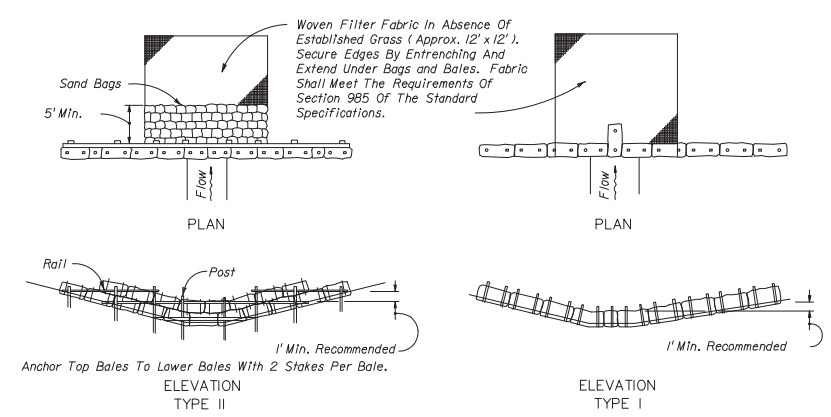
To be used where the natural ground slopes toward the top of slope.

To be used where the natural ground slopes away from the top of slope.

AT TOE OF SLOPE
BARRIERS FOR FILL SLOPES
FDOT INDEX NO. 102



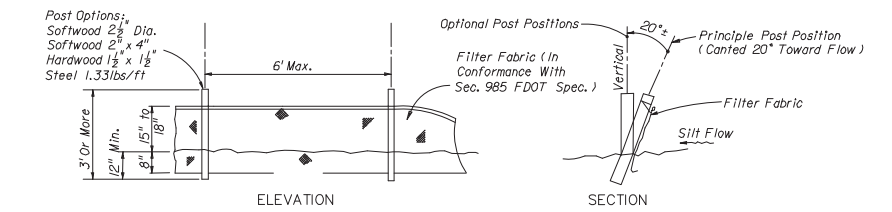
SYNTHETIC BALES OR BALE TYPE BARRIERS FOR PAVED DITCHES



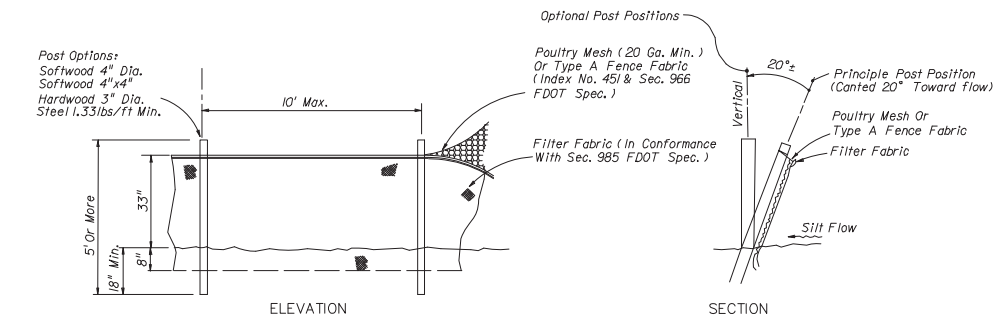
SYNTHETIC BALES OR BALE TYPE BARRIERS FOR UNPAVED DITCHES
FDOT INDEX NO. 102

NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS

1. Type I and II Synthetic Barrier should be spaced in accordance with Chart I, Sheet I.
2. Bales shall be anchored with 2 - 1" x 2" (or 1" dia.) x 4' wood stakes. Stakes of other material or shape providing equivalent strength may be used if approved by the Engineer. Stakes other than wood shall be removed upon completion of the project.
3. Rails and posts shall be 2" x 4" wood. Other materials providing equivialent strength may be used if appoved by the engineer.
4. Adjacent bales shall be butted firmly together.
5. Where used in conjunction with silt fence, bales shall be placed on the upstream side of the fence.
6. Bales to be paid for under the contract unit price for Synthetic Bales, L.F. The unit price shall include the cost of filter fabric for Type I and II Barriers. Sand bags shall be paid for under the unit price for Sandbagging, CY. Rock bags to be paid for under the contract unit price for Rock Bags, EA.



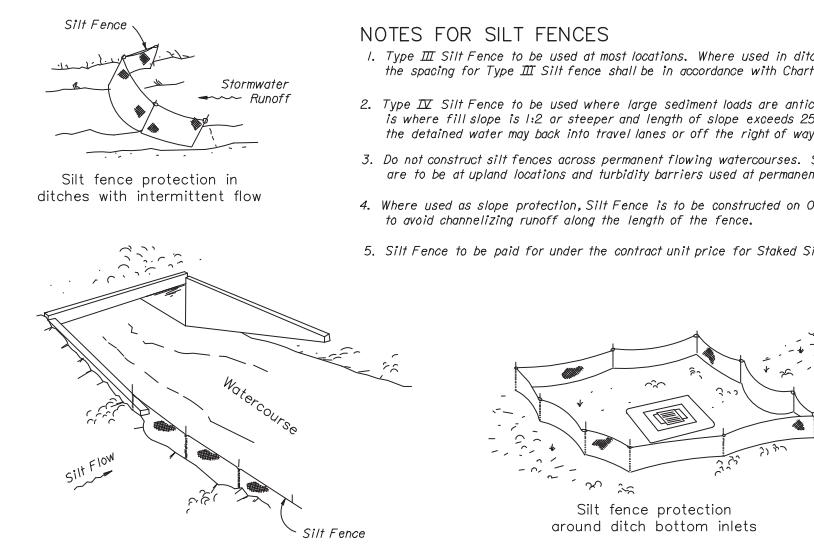
TYPE III SILT FENCE



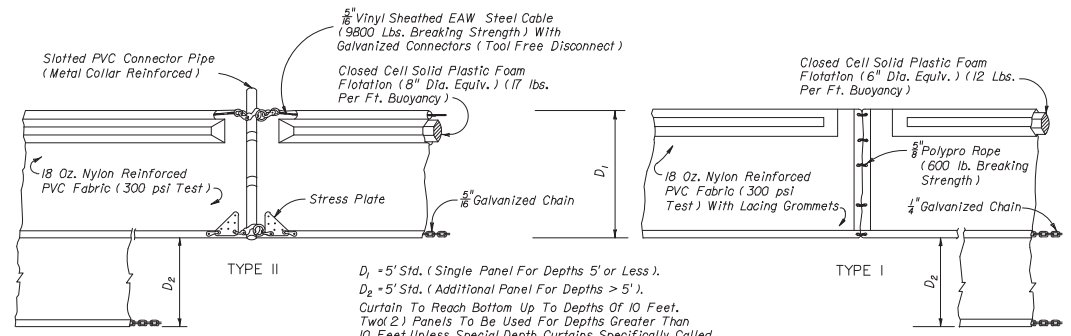
TYPE IV SILT FENCE

NOTES FOR SILT FENCES

1. Type III Silt Fence to be used at most locations. Where used in ditches, the spacing for Type III Silt fence shall be in accordance with Chart I, Sheet I.
2. Type IV Silt Fence to be used where large sediment loads are anticipated. Suggested use is where fill slope is 1:2 or steeper and length of slope exceeds 25 feet. Avoid use where the detained water may back into travel lanes or off the right of way.
3. Do not construct silt fences across permanent flowing watercourses. Silt fences are to be at upland locations and turbidity barriers used at permanent bodies of water.
4. Where used as slope protection, Silt Fence is to be constructed on 0% longitudinal grade to avoid channelizing runoff along the length of the fence.
5. Silt Fence to be paid for under the contract unit price for Staked Silt Fence, (LF).



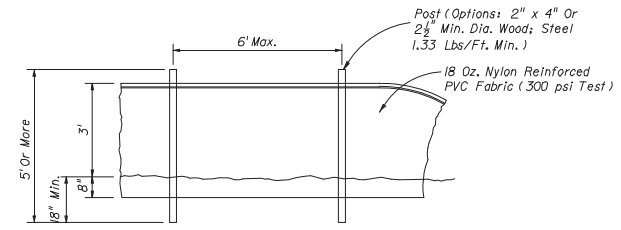
SILT FENCE APPLICATIONS
FDOT INDEX NO. 102



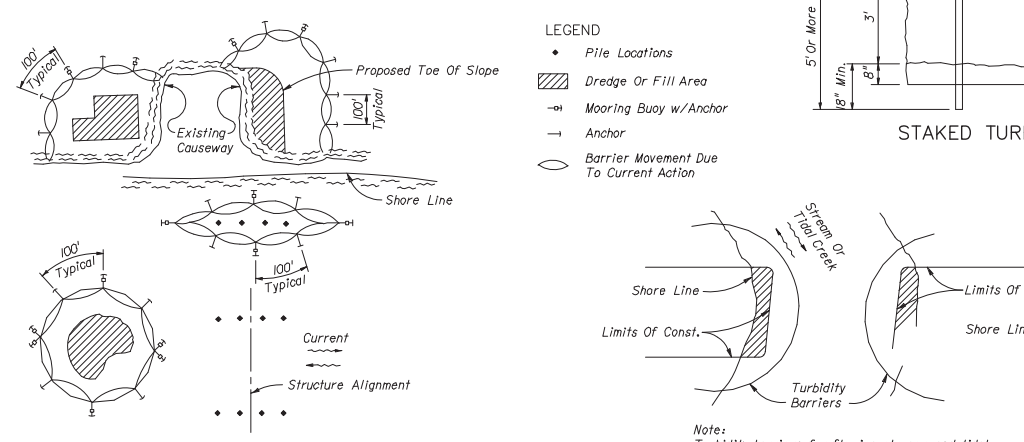
D_1 = 5' Std. (Single Panel For Depths 5' or Less).
D_2 = 5' Std. (Additional Panel For Depths > 5').
Curtain To Reach Bottom Up To Depths Of 10 Feet. Two (2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.

NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS



STAKED TURBIDITY BARRIER

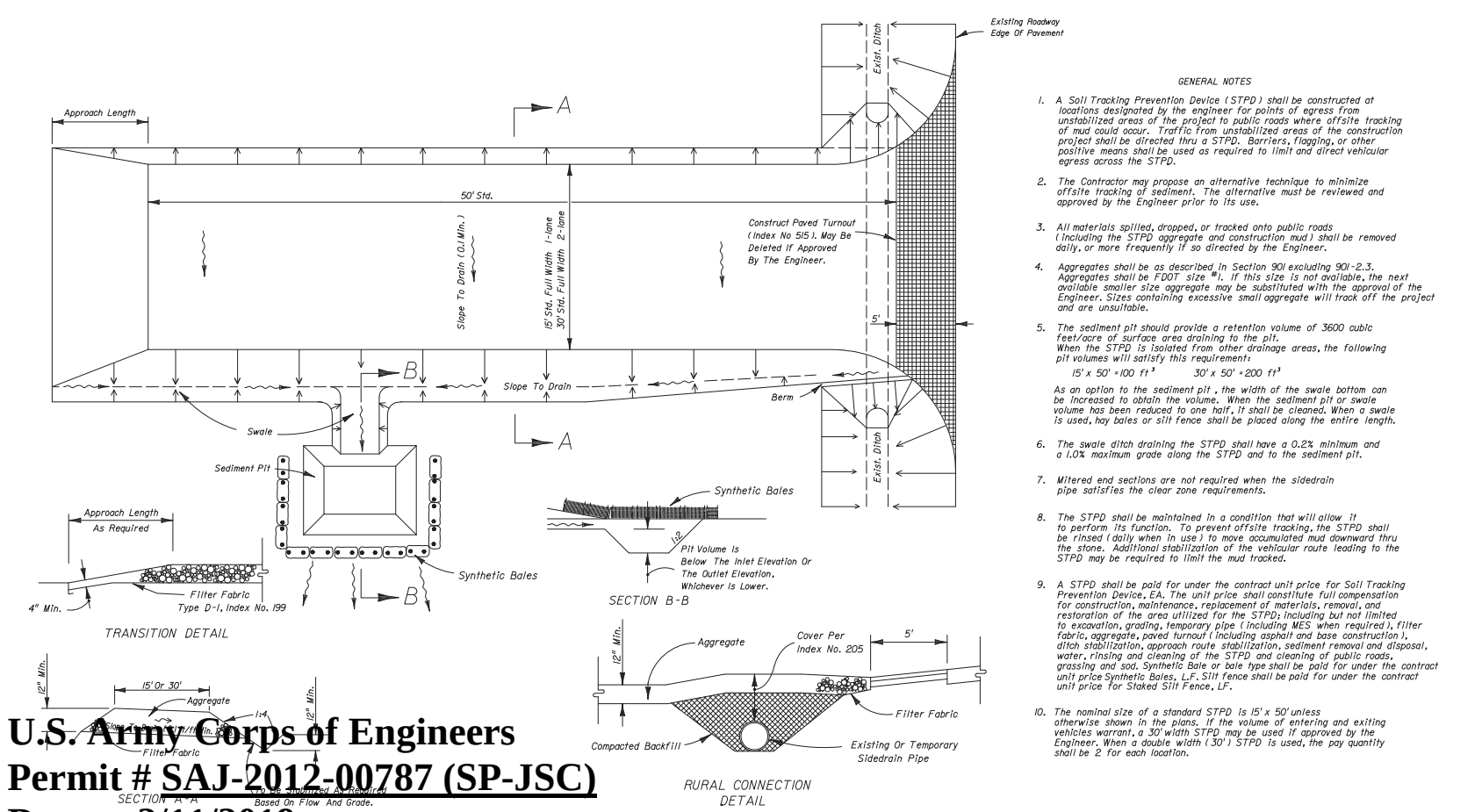


LEGEND
- Pile Locations
- Dredge Or Fill Area
- Mooring Buoy w/Anchor
- Anchor
- Barrier Movement Due To Current Action

NOTES FOR TURBIDITY BARRIERS
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

TURBIDITY BARRIER APPLICATIONS
FDOT INDEX NO. 103



GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where offsite tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize offsite tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   15' x 50' = 100 ft³ 30' x 50' = 200 ft³
   As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, hay bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.2% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent offsite tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD; including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or bale type shall be paid for under the contract unit price Synthetic Bales, L.F. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and exiting vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

SOIL TRACKING PREVENTION DEVICE
TYPE A
PER FDOT INDEX No. 106

U.S. Army Corps of Engineers
Permit # SAJ-2012-00787 (SP-JSC)
Date: 2/11/2019
Drawings 9 of 10
Attachment 1 of 5

Date	Revisions	
05/24/16	Per Agency Comments	A.H.
04/18/16	Per Client	G.M.
09/28/12	Per City of Cocoa comments	J.J.B.
07/11/12	Per City of Cocoa comments	M.R.D.

Sec.: 20 & 21
Twp.: 24 South
Rng.: 36 East
Design by : JWM
Drawn by : LB
Checked by : JWM

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Joseph W. Mayer P.E.
FLORIDA PROFESSIONAL ENGINEER

STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR:
RIVER SHORES of COCOA
City of Cocoa, Florida

Bussen-Mayer Engineering Group, Inc.
100 PARNELL STREET, MERRITT ISLAND, FLORIDA 32953

Date : JAN 13, 2012
Scale : AS SHOWN
Proj. No.: 327907
Sheet No. 14 of 15

ISSUED FOR PERMITTING PURPOSES ONLY

This item has been electronically signed and sealed by Joseph W. Mayer, P.E., on April 5, 2018, using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

C:\Dwg\Eng\327907 River Shores\327907 Civil\dwg\327907 13-14 SWPPP.dwg, 5/24/2016 1:52:01 PM, Cad-3, Cad-3

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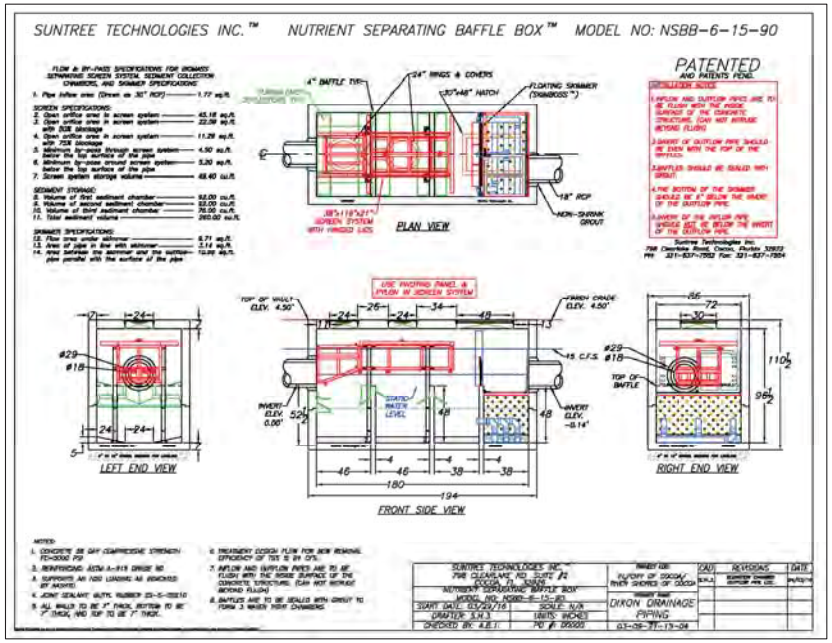
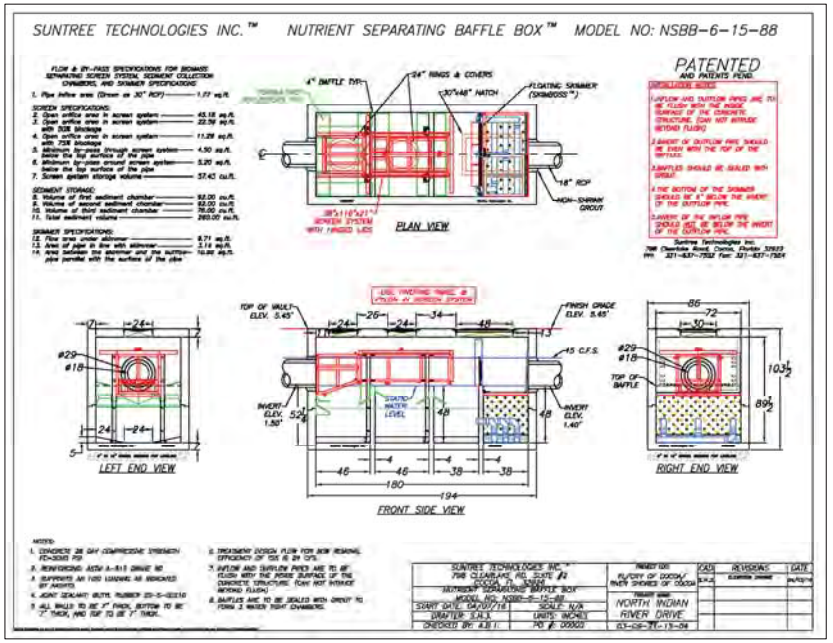


STRUCTURE S9 (DIXON BLVD)



STRUCTURE S3 (N. INDIAN RIVER DR.)

U.S. Army Corps of Engineers
Permit # SAJ-2012-00787 (SP-JSC)
Date: 2/11/2019
Drawings 10 of 10
Attachment 1 of 5

BAFFLE BOX NOTES
1. Baffle box design and drawings were provided by Suntree Technologies, Inc.
2. Contractor to Coordinate with Suntree Technologies, Inc. regarding requirements and procedure for baffle box installation.
3. Contractor to furnish & install 6" to 12" gravel bedding below bottom of each baffle box.

ISSUED FOR PERMITTING PURPOSES ONLY

DATE	REVISIONS	
05/24/16	Per Agency Comments	A.H.
04/18/16	Per Client	G.M.
09/28/12	Per City of Cocoa comments	J.J.B.
07/11/12	Per City of Cocoa comments	M.R.D.

Sec.: 20 & 21
Twp.: 24 South
Rng.: 36 East
Design by : JWM
Drawn by : LB
Checked by : JWM

Joseph W. Meyer, P.E. FLORIDA REGISTERED PROFESSIONAL ENGINEER No. 56394 STATE OF FLORIDA

BAFFLE BOX DETAILS
RIVER SHORES of COCOA
City of Cocoa Florida

Bussen-Meyer Engineering Group, Inc.
CERTIFICATE OF AUTHORIZATION NUMBER 27000000 1047

Date : JAN 13, 2012
Scale : N.T.S.
Proj. No.: 327907
Sheet No. 15 of 15

Registered by Lieja, LLC on 1/03/2022 18:09:06 MST 1-1-MYS-2047-98394-0400000-1047

This item has been electronically signed and sealed by Joseph W. Meyer, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

C:\Dwg\Eng\327907 River Shores\327907 Cad\dwg\327907 15 Baffle Box Details.dwg, 5/24/2016 1:32:20 PM, Cadv3, Cadv3

Prepared by:
Modica & Associates
Amanda Walter
302 Mohawk Road
Clermont, FL 34715

Return original or certified recorded document to:
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177

Deed of Conservation Easement
Standard

THIS DEED OF CONSERVATION EASEMENT (“Conservation Easement”) is given this day of , 20 , by Cocoa Village Bay Estates, LLC ("Grantor") whose mailing address is 2333 Ponce DeLeon Boulevard, Ste 630, Coral Gables, FL 33134 to **St. Johns River Water Management District** ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term “Grantee” shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Brevard County, Florida, and more specifically depicted on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Permit No. 130146-5 (“Permit”) and any modifications thereto issued by the Grantee authorizes certain activities which could affect wetlands or other surface waters in or of the State of Florida; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit “B” (“Conservation Easement Area”); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the area of the Property described on Exhibit

"B" which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto) and any Management Plan attached hereto as Exhibit "C" ("Management Plan") which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit (or any modification thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. **Prohibited Uses.** Except for activities that are permitted or required by the Permit (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement Area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage to property is authorized;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized;

iii. Activities authorized by the Permit or described in the Management Plan or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Grantee approved the plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas; and

h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. **Grantor's Reserved Rights.** Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto), Management Plan, or the intent and purposes of this Conservation Easement.

5. **No Dedication.** No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

6. **Grantee's Liability.** Grantee's liability is limited as provided in Sections 704.06(10) and 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.

7. **Enforcement.** Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

8. **Taxes.** When perpetual maintenance is required by the Permit, Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

9. **Assignment.** Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

10. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

11. **Terms and Restrictions.** Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

12. **Written Notice.** All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. **Modifications.** This Conservation Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors-in-interest, which shall be filed in the public records in Brevard County, Florida.

14. **Recordation.** Grantor shall record this Conservation Easement in timely fashion in the Official Records of Brevard County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions, and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Cocoa Village Bay Estates, LLC ("Grantor") has hereunto set its authorized hand this 19th day of Dec, 2025.

Cocoa Bay Village Estates, a Florida limited liability company,

By: _____
(Signature)

Name: Rodolfo Cordeiro Guerra Sa

Title: Manager / CCO

Signed, sealed and delivered in our presence as witnesses:

By: _____
(Signature)

Name: Tierina Hani
(Print)

Address: 2333 Ponce de Leon Blvd. Suite. 630 Coral Gables FL 33134

By: _____
(Signature)

Name: Monica Polo.
(Print)

Address: 2333 Ponce de Leon Blvd. Suite 630. Coral Gables FL 33134

STATE OF FLORIDA

COUNTY OF Miami-Dade

On this 19 day of December, 2025, before me, the undersigned notary public, personally appeared Rodolfo Cordeiro Guerra, the person who subscribed to the foregoing instrument, as the Manager (title), of Cocoa Village Bay Estates, LLC. ☐ (corporation), a Florida corporation, or ☐ LLC. (*choose one*) and acknowledged that he/she executed the same on behalf of said ☐ corporation, or ☑ LLC (*choose one*) and that he/she was duly authorized to do so. He/She is personally known to me or has produced a FL D (state) driver's license as identification.

ALFONSO GONZALEZ CASTILLO
MY COMMISSION # HH 372250
EXPIRES: March 9, 2027

12/19/2025

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

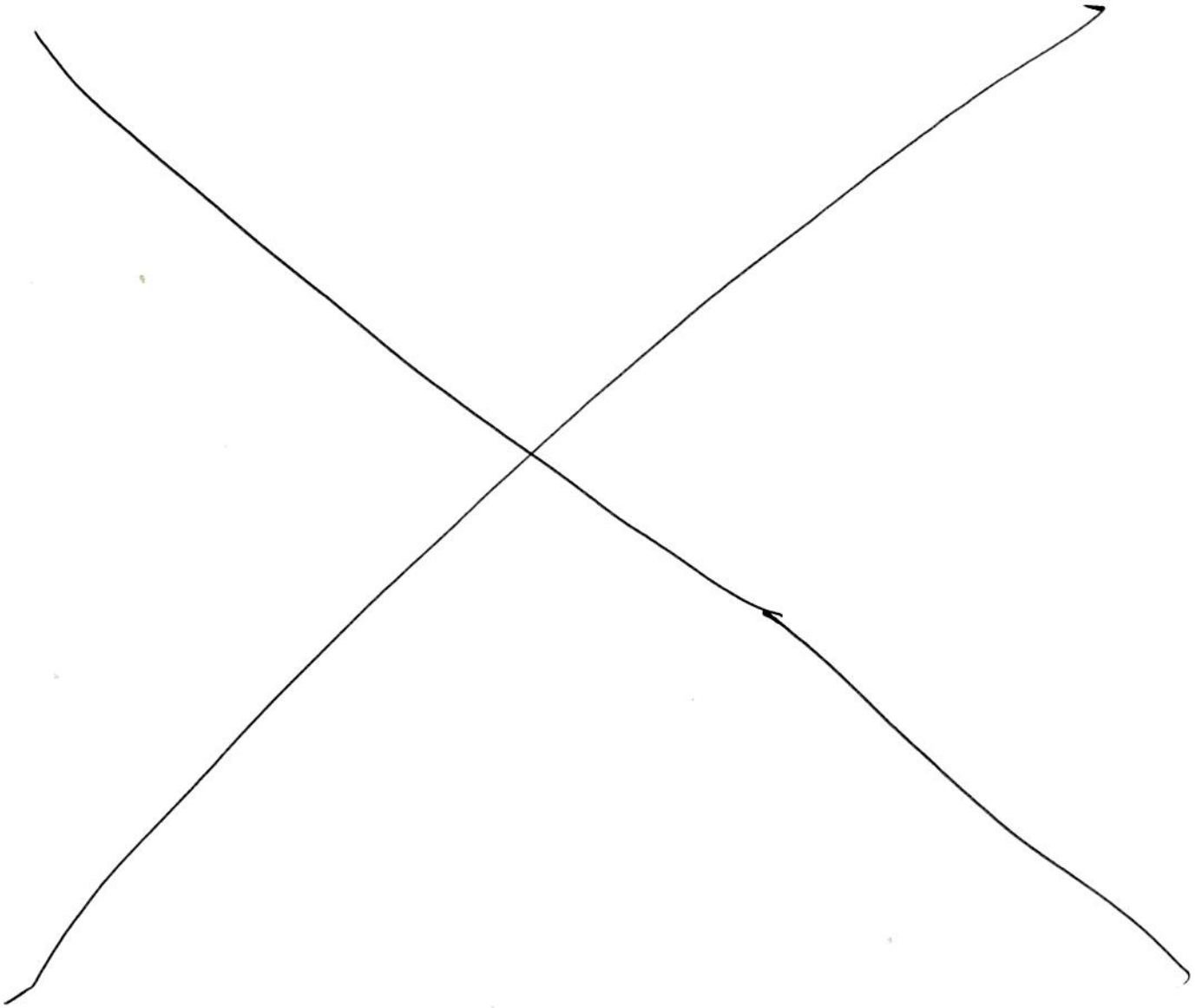
(Signature)

Alfonso Gonzalez C.

(Name)

ALFONSO GONZALEZ CASTILLO
MY COMMISSION # HH 372250
EXPIRES: March 9, 2027

My Commission Expires: March 09, 2027



Mortgagee (Lender) Joinder, Consent, and Subordination

For Ten Dollars ($10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, Sky 18 Series 12 LLC, a Florida limited liability company, the owner and holder of a mortgage dated July 14, 2025, given by Cocoa Village Bay Estates LLC, a Florida limited liability company (“Mortgagor/Borrower”) to, Sky 18 Series 12 LLC, a Florida limited liability company (“Mortgagee/Lender”), encumbering the real property described on Exhibit "B" attached hereto ("Conservation Easement Area"), which is recorded in Official Records Book 10389 at Page 646,(together with that certain Assignment of Leases and Rents recorded in Official Records Book 10389, at Page 646, all in the Public Records of Brevard County, Florida (said Mortgage, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, as modified, are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement granted to the **St. Johns River Water Management District,** as said Conservation Easement may be modified, amended, and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Conservation Easement.

IN WITNESS WHEREOF, this Mortgagee/Lender Joinder, Consent, and Subordination is made this _

22 day of December 20 25.

By: _____ Sky 18 Series 12 LLC
(Signature) (Mortgagee/Lender)

Name: Alexander Galsky

Title: Manager
(Print)

WITNESSES:

By: Moises Liplewski
(Signature)

Name: Moises Liplewski
(Print)

Address: 1005 NE 125th St Miami Florida 33161

By: Beverly Amat
(Signature)

Name: BEVERLY AMAT
(Print)

Address: 5711 SW 31 Avenue
Ft. Lauderdale, FL 33312

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 22 day of December, 2025, by ALEXANDER GALSKY (print name), as manager (title) of SKY 18 Series 12, LLC (Mortgagee/Lender), on behalf of the ☑ corporation, or ☐ _____(*choose one*). He/She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Beverly Amat
(Signature)

_____
(Name)

My Commission Expires: _____

Notary Public State of Florida
Beverly Amat
My Commission HH 655273
Expires 4/8/2029

EXHIBIT A

[LOCATION MAP]



Cocoa Village Estates

Exhibit A - Conservation Easement Location Map
Section 21, Township 24S Range 36E
Brevard County, Florida

500 250 0 500 Feet

MODICA & ASSOCIATES
302 Mohawk Road
Clermont, Florida 34715
P: (352) 394-2000
F: (352) 394-1159
Email: Environmental@Modica.cc
www.ModicaAndAssociates.com

EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]

SKETCH & DESCRIPTION

SECTION 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST

PARCEL ID: 24-36-21-BM-*-3
24-36-21-BM-*-3.02

CONSERVATION EASEMENT

NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719 AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING WEST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE WITH THE NORTH LINE OF SAID LOT 3 OF DIXON'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF LOT 3 OF INDIAN HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S34°08'03"W ALONG SAID LINE A DISTANCE OF 135.75 FEET; THENCE S28°10'43"E A DISTANCE OF 21.96 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S28°10'43"E A DISTANCE OF 275.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 178.00 FEET AND A CENTRAL ANGLE OF 19°33'14"; THENCE SOUTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 60.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 609.30 FEET AND A CENTRAL ANGLE OF 19°07'25"; THENCE SOUTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 203.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S27°45'14"E, A DISTANCE OF 210.02 FEET; THENCE S62°55'54"W, A DISTANCE OF 51.67 FEET; THENCE N27°04'06"W, A DISTANCE OF 46.89 FEET; THENCE S62°43'27"W, A DISTANCE OF 169.04 FEET; THENCE N27°04'06"W, A DISTANCE OF 554.93 FEET; THENCE N34°08'03"E PARALLEL WITH AND 23.38 FEET SOUTH OF THE NORTH LINE OF LOT 3 OF DIXON'S SUBDIVISION ALSO BEING THE SOUTH LINE OF INDIAN HILL SUBDIVISION BY PERPENDICULAR MEASUREMENT FOR A DISTANCE OF 70.54 FEET; THENCE N32°12'45"E A DISTANCE OF 155.52 FEET; THENCE N35°15'48"E A DISTANCE OF 65.14 FEET TO THE POINT OF BEGINNING. CONTAINING 3.48 ACRES MORE OR LESS.

SURVEYORS NOTES:

1.) BEARINGS BASED ON THE ASSUMPTION THAT THE NORTH LINE OF LOT 3 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST BEARS S34°08'03"W.

Meets SJRWMD Closure Standards
JPF DATE: 12/18/2025

STEVE CARTECHINE LICENSE No. 4895 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Digitally signed by Stephen P Cartechine
DN: CN=Stephen P Cartechine, dnQualifier=A01410C0000018FCEEE849C001065CC, O=INDIAN RIVER SURVEY, C=US
Location: Vero Beach
Reason: I have reviewed this document
Date: 2025.12.17 18:22:41-05'00'

Stephen P Cartechine

DATE: 12/17/2025

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE
STEVE CARTECHINE FLORIDA CERTIFICATE NO. 4895
CERTIFICATE OF AUTHORIZATION #LB 7545

NOT VALID UNLESS SIGNED AND SEALED

DRAWING NO.: 21-561ADD4
PREPARED FOR: VERTICAL DEVELOPMENTS
PREPARED BY:
INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING

O:\DRAWINGS\SURVEYS\PROJECTS\000-IRS-21\IRS-21-561 - 620 Dixon Blvd\DWG\Sketch & Desc\IRS-21-561_ADD4_TRACT G ESMT_Rev 3.dwgDec. 17, 2025 - 6:21pmView: Sht 1 Desc

SKETCH & DESCRIPTION

SHEET 2 OF 2

SECTION 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST

PARCEL ID: 24-36-21-BM-*-3

24-36-21-BM-*-3.02

CONSERVATION EASEMENT

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 2

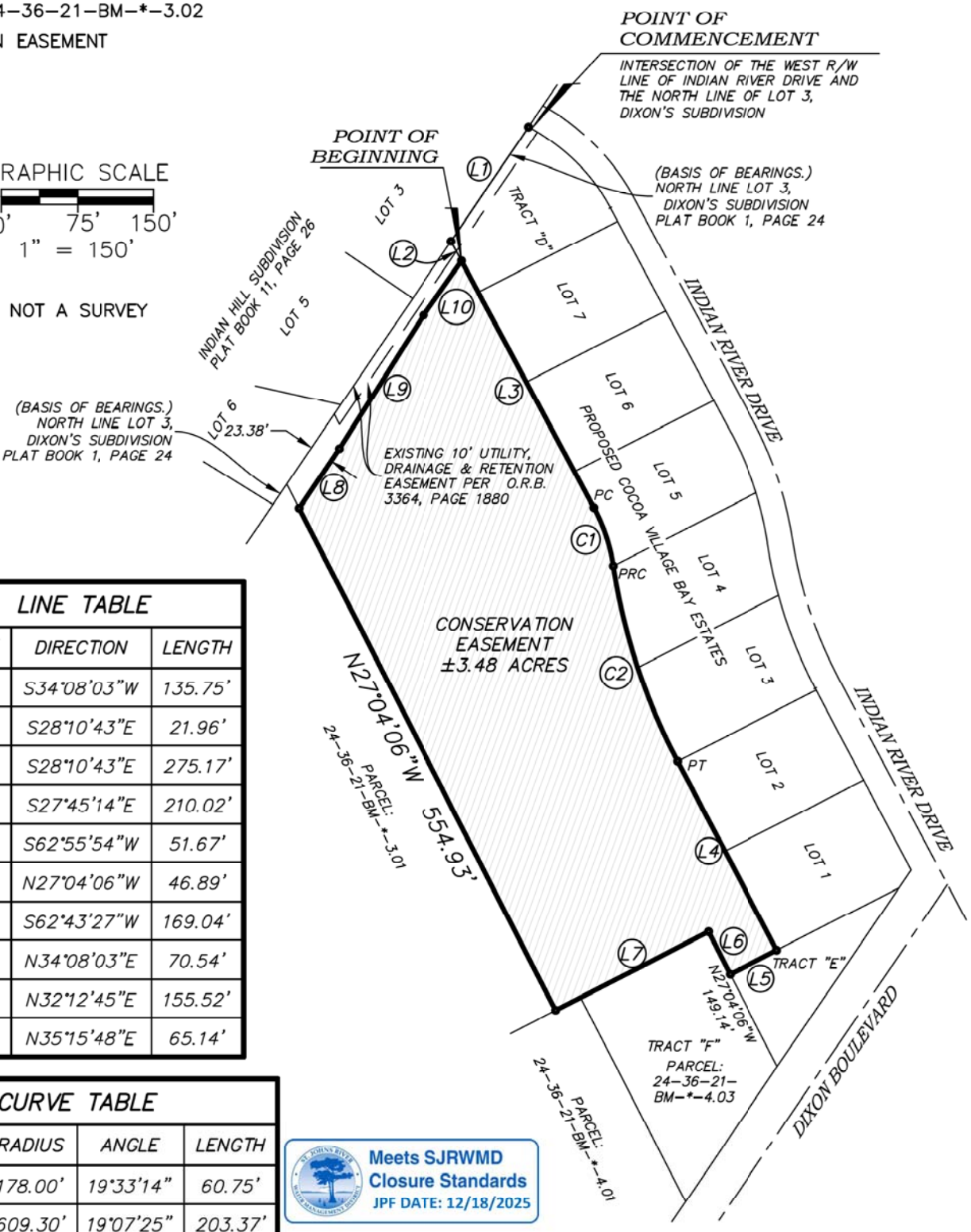
NORTH

GRAPHIC SCALE

0' 75' 150'

1" = 150'

THIS IS NOT A SURVEY



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S34°08'03"W	135.75'
L2	S28°10'43"E	21.96'
L3	S28°10'43"E	275.17'
L4	S27°45'14"E	210.02'
L5	S62°55'54"W	51.67'
L6	N27°04'06"W	46.89'
L7	S62°43'27"W	169.04'
L8	N34°08'03"E	70.54'
L9	N32°12'45"E	155.52'
L10	N35°15'48"E	65.14'

CURVE TABLE			
CURVE #	RADIUS	ANGLE	LENGTH
C1	178.00'	19°33'14"	60.75'
C2	609.30'	19°07'25"	203.37'

Meets SJRWMD Closure Standards
JPF DATE: 12/18/2025

LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY

DRAWING NO.: 21-561ADD4
PREPARED FOR: VERTICAL DEVELOPMENTS
PREPARED BY:
INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING

O:\DRAWINGS\SURVEYS\PROJECTS\000-IRS-21\IRS-21-561 - 620 Dixon Blvd\DWG\Sketch & Desc\IRS-21-561_ADD4_TRACT G ESMT_Rev 3.dwgDec. 17, 2025 - 6:21pmView: Sht 2 Sketch

EXHIBIT C

MANAGEMENT PLAN ATTACHED

COCOA VILLAGE BAY ESTATES
SJRWMD ERP APPLICATION NO. 130146-5

MITIGATION MONITORING & PERPETUAL MAINTENANCE PLAN

The Cocoa Village Bay Estates project is an approximately 7.40± acre property generally located north of Dixon Boulevard, west of the Indian River, and south of Indian Circle, in the City of Cocoa, Brevard County, Florida. The Property is comprised of two parcels identified by the Brevard County Property Appraiser with Parcel Identification Numbers: 24-36-21-BM-*-3 and 24-36-21-BM-*-3.02.

The proposed development of Cocoa Village Bay Estates will result in 2.59± acre of direct wetland impacts and 1.60± acre of secondary wetland impacts. The direct and secondary wetland impacts were assessed using the Uniform Mitigation Assessment Method (UMAM), resulting in a Functional Loss of 1.33 Units. Mitigation is provided through on-site wetland and upland preservation.

As mitigation, preservation of 2.94± acres of on-site wetlands and 0.54± acres of onsite uplands will be placed under Conservation Easement and dedicated to the St. Johns River Water Management District (SJRWMD).

As required by permit conditions, the wetland preservation areas must be qualitatively monitored to document the success of the mitigation plan as implemented. This document provides the monitoring and maintenance criteria and goals to be implemented for the on-site mitigation areas within Cocoa Village Bay Estates.

Monitoring Plan

The Cocoa Village Bay Estates on-site mitigation consists of 2.94± acres of onsite wetlands and 0.54± acres of onsite upland preservation. The qualitative monitoring activities within the Cocoa Village Bay Estates conservation areas will be conducted on an annual basis to occur during the Fall (September/October) of each year. During each monitoring event, the following information will be collected: date of sampling event, person conducting the sampling event, analytical techniques and/or monitoring methodologies used and results of the monitoring event including photographs, qualitative summary of vegetative cover, wildlife observed, estimated percent cover of nuisance and exotic species and hydrologic notes. Any problems encountered during the monitoring events will be included in the annual reports. Annual reports will be submitted to the District on or before December 31st of each respective year (work schedule below).

Qualitative Wetland & Upland Buffer Preservation Monitoring

The 2.94± acres of onsite wetlands and 0.54± acres of onsite upland preservation will be qualitatively monitored. Annual Monitoring Reports will be provided for five consecutive years.

Permanent monitoring transects will be established within the preserved wetland and upland. Each of the monitoring transects will be approximately 400-feet in length and

will cover a majority of the Preservation areas. Two (2) transects will be established, one within the wetland and one within the upland. The approximate location of the monitoring transects are depicted on the attached **Figure 1 –** Mitigation Monitoring Map. The exact locations of each transect will be established in the field during the First Annual Monitoring effort. The beginning and end points of each monitoring transect will be marked in the field using PVC pipe. The locations of the transects will be recorded using a hand-held GPS and will be indicated on the maps included with the monitoring report.

Along each of the monitoring transects, a 15-meter wide belt transect will be assessed to document the dominant vegetation present in the canopy, subcanopy and groundcover. The visual estimate will be conducted along the entire length of each transect. An approximate percent cover of nuisance and exotic vegetation observed within each belt transect will be recorded. In addition to the monitoring transects, visual observations of the overall wetlands will be conducted. Any observations of nuisance and exotic vegetation will be recorded using a hand-held GPS. Any wildlife observations and hydrologic notes will also be recorded.

A photograph will be taken at the beginning and end of each monitoring transect; the photographs will be taken facing toward the monitoring transect. The PVC pipes located at the beginning and end of each transect dually serve as monitoring stations and photo-stations.

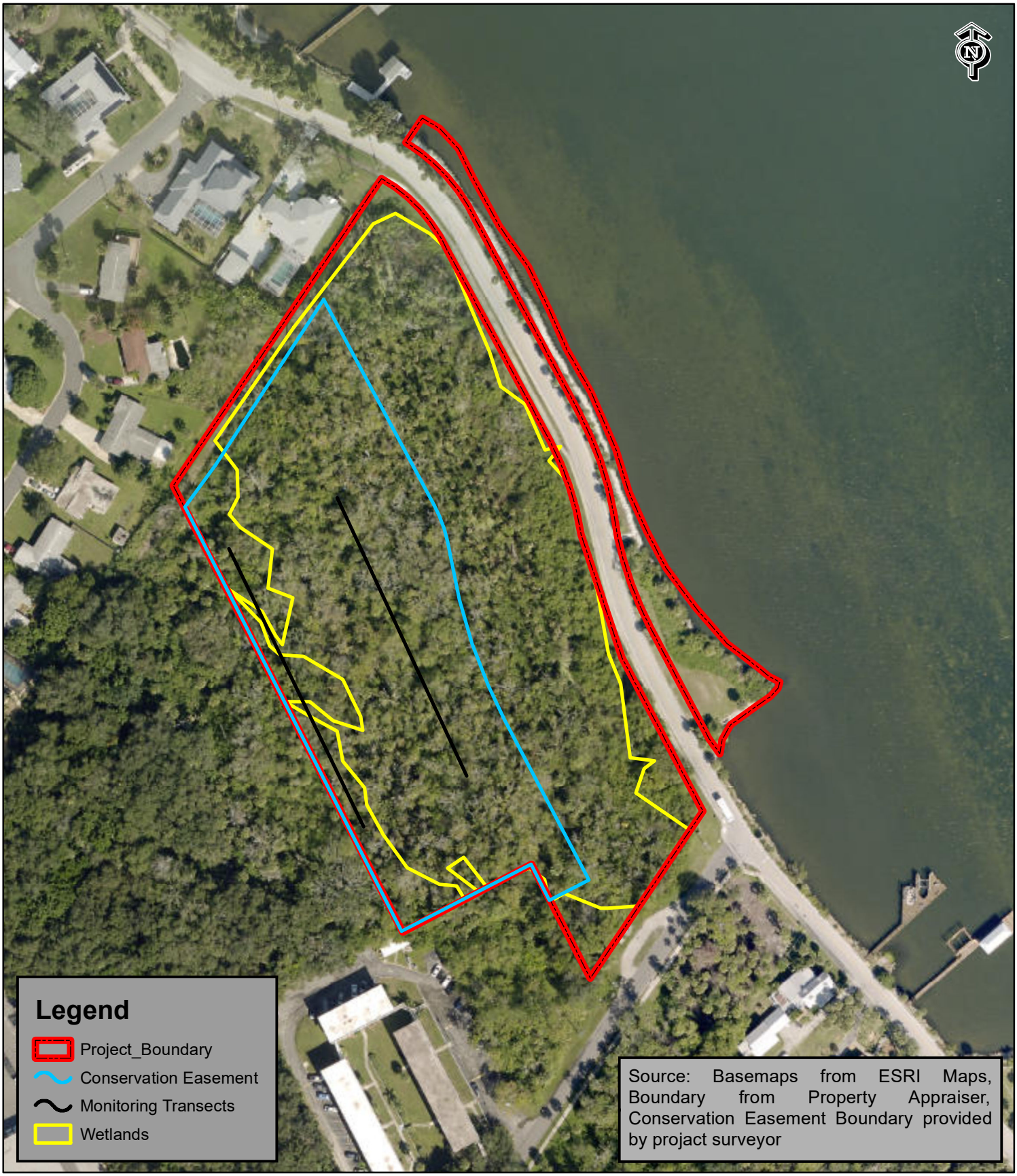
Reporting

The results of each monitoring event will be summarized in an annual report. The reports to be submitted include five Annual Monitoring Reports to be submitted by December 31st of each respective year. The reports will include the qualitative monitoring data collected along each transect for each sampling event, and general observations conducted for the wetlands. Any wildlife observations and hydrologic notes will also be included in the report. The monitoring reports will be submitted directly to the compliance staff of the St. Johns River Water Management District – Palm Bay Service Center as outlined in the permit conditions once issued.

Maintenance Plan

Maintenance of the wetland and upland buffer preservation areas within Cocoa Village Bay Estates and the offsite Long Point Park mitigation area shall be conducted in perpetuity to ensure that the conservation areas are free from invasive exotic vegetation (as defined by the Florida Exotic Pest Plant Council ‘s most recent list) immediately following a maintenance activity and shall constitute no more than 5% of vegetative cover between maintenance activities. Nuisance plant species shall constitute no more than 5% total cover.

It is estimated that the proposed Conservation Easement areas currently contain approximately 10% nuisance/exotic coverage.



Cocoa Village Estates

Figure 1 - Conservation Easement Monitoring Map
Section 21, Township 24S Range 36E
Brevard County, Florida

MODICA & ASSOCIATES
302 Mohawk Road
Clermont, Florida 34715
P: (352) 394-2000
F: (352) 394-1159
Email: Environmental@Modica.cc
www.ModicaAndAssociates.com

SKETCH & DESCRIPTION

SECTION 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST

PARCEL ID: 24-36-21-BM-*-3
24-36-21-BM-*-3.02

CONSERVATION EASEMENT

NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2

LEGAL DESCRIPTION:

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Meets SJRWMD Closure Standards
JPF DATE: 12/18/2025

STEVE CARTECHINE LICENSE No. 4895 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Digitally signed by Stephen P Cartechine
DN: CN=Stephen P Cartechine, dnQualifier=A01410C0000018FCEEE849C001065CC, O=INDIAN RIVER SURVEY, C=US
Location: Vero Beach
Reason: I have reviewed this document
Date: 2025.12.17 18:22:41-05'00'

Stephen P Cartechine

DATE: 12/17/2025

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE
STEVE CARTECHINE FLORIDA CERTIFICATE NO. 4895
CERTIFICATE OF AUTHORIZATION #LB 7545

NOT VALID UNLESS SIGNED AND SEALED

DRAWING NO.: 21-561ADD4
PREPARED FOR: VERTICAL DEVELOPMENTS
PREPARED BY:
INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING

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SKETCH & DESCRIPTION

SHEET 2 OF 2

SECTION 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST

PARCEL ID: 24-36-21-BM-*-3

24-36-21-BM-*-3.02

CONSERVATION EASEMENT

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 2

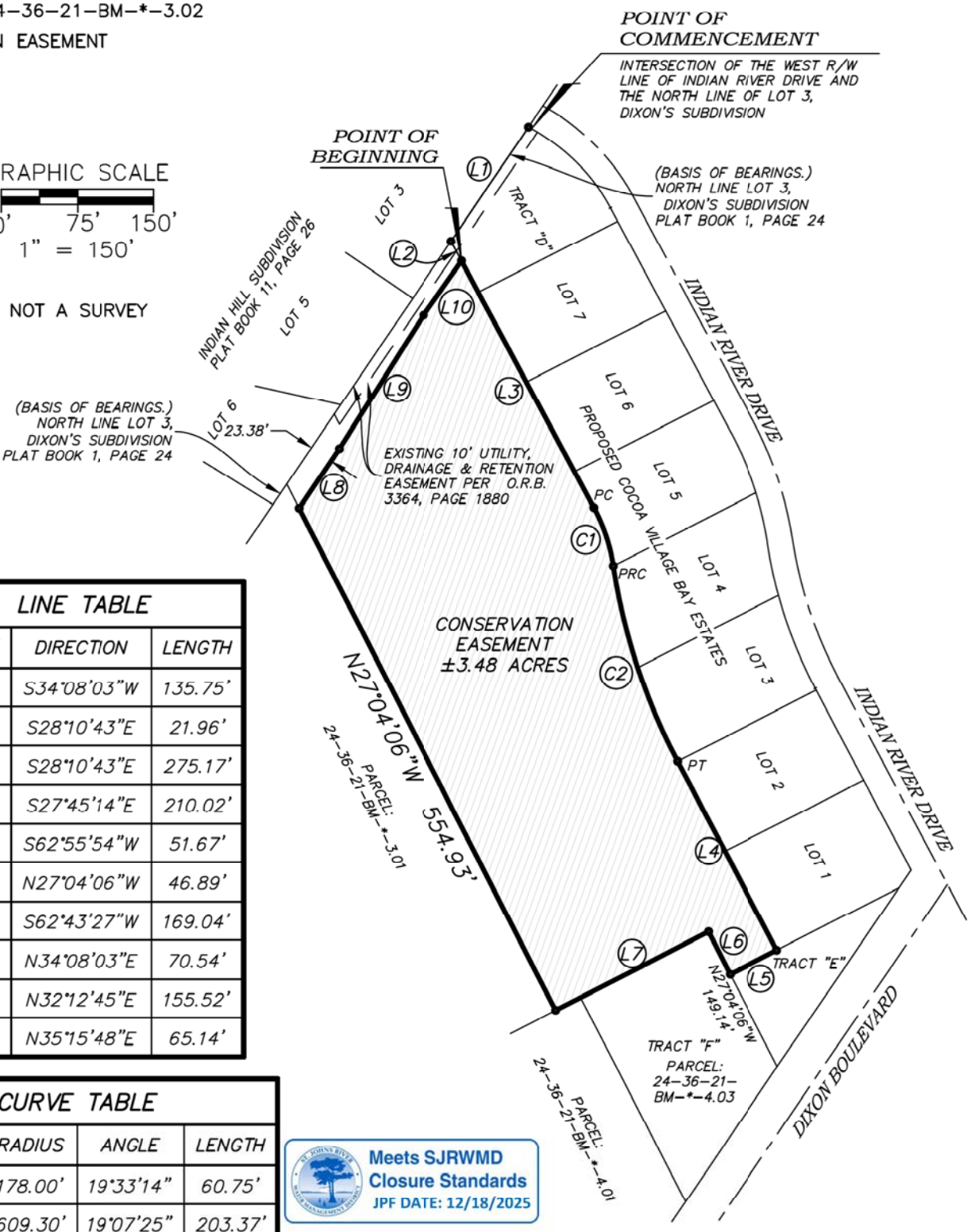
NORTH

GRAPHIC SCALE

0' 75' 150'

1" = 150'

THIS IS NOT A SURVEY



LINE TABLE		
LINE #	DIRECTION	LENGTH
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Meets SJRWMD Closure Standards
JPF DATE: 12/18/2025

LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY

DRAWING NO.: 21-561ADD4
PREPARED FOR: VERTICAL DEVELOPMENTS
PREPARED BY:
INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING

O:\DRAWINGS\SURVEYS\PROJECTS\000-IRS-21\IRS-21-561 - 620 Dixon Blvd\DWG\Sketch & Desc\IRS-21-561_ADD4_TRACT G ESMT_Rev 3.dwgDec. 17, 2025 - 6:21pmView: Sht 2 Sketch

LIMITED LIABILITY COMPANY
AFFIDAVIT FOR CONSERVATION EASEMENTS

STATE OF FLORIDA
COUNTY OF BREVARD

I, Cesar Paniagua, on being duly sworn, state:

1. I am the Manager of Cocoa Village Bay Estates, LLC, a Florida limited liability company (the "Company").

2. The Company's principal place of business in Florida is 2333 Ponce De Leon Blvd., Suite 630, Coral Gables, Fl 33134.

3. On behalf of the Company, I am authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached Exhibit "A" (the "Property") or any interests therein.

4. On behalf of the Company, I am authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient, or incidental to the transfer of any interest in real property owned or controlled by the Company.

5. This affidavit is being made for the purpose of inducing the St. Johns River Water Management District to accept a Conservation Easement over the Property.

Cesar Paniagua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23 day of October, 2025 by DLfonso Gonzalez C, who did not take an oath.

Notary Public, State of Florida
at Large.

ALFONSO GONZALEZ CASTILLO
MY COMMISSION # HH 372250
EXPIRES: March 9, 2027

My Commission Expires:
March 09, 2027

Serial No. HH. 372250

Personally known _____ OR produced identification DL. Identification produced DL.

DESCRIPTION: CONSERVATION EASEMENT (TRACT G)

LEGAL DESCRIPTION:
A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719 AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING WEST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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OPT #1
WEST ELEVATION

SCALE: 1/4" = 1'-0"



OPT #1
EAST ELEVATION

SCALE: 1/4" = 1'-0"

meD studio
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JOB #: R-2022-003
DRAWN: JKA
CHECKED: JKA

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☐CD	
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CUSTOM RESIDENCE
COCOA VILLAGE
PROJECT
COCOA, FL

SEAL

DATE: 2022-02-25

SHEET TITLE

OPTION #1
ELEVATION

SHEET NUMBER

A1.2



OPT #1
WEST ELEVATION

SCALE: 1/4" = 1'-0"



OPT #1
EAST ELEVATION

SCALE: 1/4" = 1'-0"

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CUSTOM RESIDENCE
COCOA VILLAGE PROJECT
COCOA, FL

SEAL

DATE: 2022-02-25

SHEET TITLE

OPTION #2
ELEVATIONS

SHEET NUMBER

A1.5

DRAINAGE CALCULATIONS

COCOA VILLAGE BAY ESTATES
CITY OF COCOA, FLORIDA

(MEI PN: 149001)

Prepared for

COCOA VILLAGE BAY ESTATES, LLC

175 SW 7TH STREET, SUITE 2201

MIAMI, Florida 33130

Submitted to

City of Cocoa

St. Johns River Water Management District

(ERP PERMIT APPLICATION 130146-5)

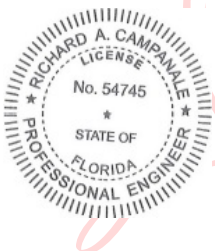
Rev. Date: October 27, 2025

1035 S. Semoran Blvd., Suite 1029 ▪ Winter Park, Florida 32792 ▪ 321-203-2852
State of Florida Board of Professional Engineers
Certification of Authorization No.: 33154

Engineer's Certification Statement

I hereby certify that the design of the stormwater management systems for the project known as Cocoa Village Bay Estates meets all the requirements and has been designed substantially in accordance with the St. Johns River Water Management District regulations and the City of Cocoa Land Development Code.

This item has been digitally signed and sealed by Richard A. Campanale, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Digitally signed by Richard A Campanale
Date: 2025.10.27 15:33:44 -04'00'

Richard A. Campanale, PE No.: 54745

10/27/2025

Date

MEI Partners, LLC – Certificate of Authorization No.: 28856
1035 South Semoran Blvd., Suite 1029, Winter Park, Florida 32792 • Phone (321) 310-2798 • Fax (321) 203-2948 • www.meipartners.com

COCOA VILLAGE BAY ESTATES
COCOA, FLORIDA

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SECTION 1. PROJECT INFORMATION

PROJECT DESCRIPTION

The overall property area occupies approximately 7.55-ac located in City of Cocoa near the intersection between Dixon Boulevard and North Indian River Drive. The project development has a history of permitting with the SJRWMD, with permit (ERP 130146-2) issued in April 2018. The project drainage design has evolved, with the original ERP permit and modifications withdrawn and followed by this updated drainage design and permit request. Pursuant to recent discussions with SJRWMD staff and meeting on June 3, 2025, the stormwater management system has been re-designed to meet the additional 50% treatment and permanent pool volume pursuant to criteria for systems that discharge into a Class II waterbody (Indian River).

The proposed development area occupies approximately 6.66-ac. Tract 'F' occupies approximately 0.61-ac for future development, with remaining property approximately 0.28-ac of open space along the riverside of Indian River. The proposed seven (7) lot single-family residential areas and stormwater management systems occupy approximately 3.04-ac coupled with approximately 3.57-ac of conservation/preservation area. The riverside parcels will not be improved at this time. The proposed development has been permitted with the ACOE, under Permit Number SAJ-2012-00787. In previous permit submittals, the future multi-family development (Tract 'F') located on property Cocoa Village Bay Residences, LLC was included in the design effort, however, has been eliminated from this permit application design due to capacity limitations in meeting the above referenced additional treatment conditions. The future multi-family development will require a separate stormwater management permit for treatment and attenuation prior to discharging to Indian River.

Pre-Development Conditions

In review, the pre-development conditions and simulation modeling accounts for immediate upgradient properties directly west of the subject property, wetland area systems within the project, and ditch systems along the rear yard areas of the Indian Hills Subdivision. Modeling of the upgradient watershed basins including East Coast Lumber is incorporated to evaluate overland flows directly discharging toward the subject property and to demonstrate no adverse impacts from the proposed subdivision development, refer to Pre-Development Drainage Basin Map and Nodal Diagram, EX-1. A summary of the pre-development watershed areas is provided in following table.

Pre-Development Hydrologic Conditions

Basin	Description	Area (ac.)	CN	Tc
A-01-PRE	East Coast Lumber Property	3.32	82	10
A-02-PRE	Primarily Flamingo Properties	3.98	43	64
A-03-PRE	Primarily Flamingo Properties	5.12	43	74
A-04-PRE	Cocoa Village Property - Southern Wetland Systems	1.74	91	20
A-05-PRE	Cocoa Village Property - Northern Wetland Systems	3.94	92	24
A-10-PRE	Offsite - Indian Hills Subdivision (North of Cocoa Village)	0.43	57	10
A-11-PRE	Offsite - Indian Hills Subdivision (North of Cocoa Village)	0.72	57	10
	Total =	19.25-ac		

Pursuant to recent communications with SJRWMD staff on September 24, 2025, MEI has updated the basin labeling for consistency and clarification of modeling purposes and review. Basin CNs have been updated based on NRCS soil conditions and clarification discussed. MEI's pre-development stormwater routing analysis consists of three (3) primary outfall points discharging directly to the boundary condition at Indian River. The outfalls include (1) open channel outfall ditch system along the northern property boundary that drains upland area and rear yards from the Indian Hills subdivision to N. Indian River Drive; (2) existing earthen weir controlling surface water levels and 8-inch outfall draining the central areas of the wetland system that control discharges to N. Indian River Drive collection system; and (3) outfall toward Dixon Blvd consisting the multiple swale and open channel systems that converge and drain toward the Dixon Boulevard storm collection system.

The upgradient watershed basins occupying approximately 19.25-ac have significant elevation drop from U.S. Highway 1 east to the proposed development. An significant open channel conveyance system intercepts surface flow west of the proposed development, which conveys runoff north and south to perimeter ditch systems. The grades/slope flattens through the wetland system within the subdivision portion of the project. As stated, NRCS soil types were re-evaluated to estimate the Curve Number values for the pre-development conditions. Refer to updated Pre-Basin Map EX-1 for nodal diagram information, soils information and pre-basin parameters also provided in Section 2.

Post-Development Conditions

A post-development evaluation has been updated in accordance with the Request for Additional Information (Application No. 130146-5) from SJRWMD dated April 22, 2025, and Partial RAI dated September 23, 2025. Post-development drainage conditions are summarized in Section 2. The post-development exhibit EX-2 combines the nodal diagram information and post-basin parameters provided in Section 2. The Post-Development ICPR simulation has been updated for consistency in accordance with the SJRWMD Request for Additional Information dated April 22, 2025. A summary of the post-development watershed areas is provided in following table.

Post-Development Hydrologic Conditions

Basin	Description	Area (ac.)	CN	Tc
A-01-PST	East Coast Lumber Property	3.32	82	10
A-02-PST	Flamingo Properties	3.98	43	64
A-03-PST	Flamingo Properties	5.12	43	74
A-04-PST	Cocoa Village Property - Southern Conservation/Wetland Systems	0.96	81	18
A-05-PST	Cocoa Village Property - Northern Conservation/Wetland Systems	1.68	81	22
A-06-PST	Cocoa Village Bay Estates Lots 1 - 3	1.09	79	10
A-07-PST	Cocoa Village Bay Estates Lots 4 - 7	1.42	79	10
A-08-PST	Cocoa Village Bay Estates - SMF-1	0.22	61	10
A-09-PST	Cocoa Village Bay Estates - SMF-2	0.31	72	10
A-10-PST	Offsite - Indian Hills Subdivision (North of Cocoa Village)	0.43	57	10
A-11-PST	Offsite - Indian Hills Subdivision (North of Cocoa Village)	0.72	57	10
	Total =	19.25-ac		

To meet the 50% additional treatment criteria, stormwater management facilities were designed to serve the proposed subdivision development utilizing an On-Line Dry Retention System (SMF-1) and Wet Detention System (SMF-2). SMF-1 has been designed with Bold & Gold Side bank Filter and underdrain system to meet recovery and nutrient reduction requirements. SMF-1 facility is sized to meet the water quality treatment volume criteria plus the 50% additional treatment volume. SMF-1 will serve Lots 1, 2, and 3. SMF-2 has been designed with several new components including a Bold & Gold Side bank Filter and Littoral Vegetation Zone for meeting the 50% additional treatment criteria and nutrient reduction. SMF-2 will serve Lots 4, 5 6, and 7.

The stormwater management design approach is used to optimize best management practices for water quality treatment and nutrient uptake to reduce loads to the Indian River. BMPTrain modeling is attached for review. Other nutrient reductions tools were evaluated such as the Up-Lift Filter Box, however the immediate location adjacent to the Indian River tidal influence and wet season conditions will make these filter components ineffective and also less efficient in reducing the nutrient loads to Indian River.

Water Quality Summary and ICPR Modeling Results

Proposed stormwater treatment will be achieved utilizing the criteria for On-Line Dry Retention System and Wet Detention System to serve the proposed subdivision development, in accordance SJRWMD Applicant Handbook Volume II. A summary of requirements for treatment volumes is provided for each Stormwater Management Facility. For detailed calculations, refer to Treatment Volume and Stage-Storage Calculations provided in Section 2. Provided treatment volumes are greater for required treatment volumes and depth to meet Nutrient Reductions.

SMF-1
Required Treatment Volume: 7,276-cu.ft.
Provided Treatment Volume: 7,351-cu.ft. @ Retention/Weir Notch EL = 3.85-ft

SMF-2
Required Treatment Volume: 9,665-cu.ft.
Provided Treatment Volume: 13,975-cu.ft. @ Detention/Weir Crest EL = 4.00-ft

Stormwise (adICPR software) simulations of the Mean Annual and 25yr/24hr storm events have been performed to estimate the peak pre- and post- discharges and peak stages from the stormwater management systems. The overall modeling effort includes all watershed areas to demonstrate the post-discharges are less than the pre-discharges in accordance with SJRWMD criteria. The discharge results are summarized in the following table.

BOUNDARY	STORM EVENTS			
	MEAN*		25 YR / 24 HR*	
	PRE	POST	PRE	POST
BNDRY-RIVER	5.83-cfs	3.77-cfs	11.87-cfs	11.86-cfs

*ICPR model routings using the SCS Type II Florida Modified rainfall distribution.

Refer to Section 3 for the ICPR simulation results and Input data, Refer to Section 2 for Basin and Nodal Diagram.

The stormwater management facility peak stage data for each storm event is provided in the following table.

STORM EVENT	SMF -1 POND	SMF-2 POND
	STAGE (FT)	STAGE (FT)
MEAN	3.97	3.64
25 YR / 24 HR	4.58	4.44

In accordance with City of Cocoa criteria, Storm Event discharge volumes for the 100-year event have been estimated to demonstrate no adverse impact of peak pre- and post- volumes entering Indian River. For the 100yr/24hr event, the volume draining into the Indian River is the post-development condition is approximately 10.10-af, which is less than the pre-development conditions of 11.30-af. Stormwise routing results provided in Section 4.

Nutrient Removal Calculations

Pre-Development BMPTrains analysis has been performed to account for the removal efficiency of the existing shallow depressional areas within wetland system prior to discharging off-site. As discussed with SJRWMD staff, the depressional areas do not recover like conventional stormwater management systems. The depressional areas are extremely shallow with periodic seasonal high-water levels of 1.95-ft and/or soils are completely saturated with fluctuating depths of standing water. In addition, geotechnical data shows clayey material approximately 1.5-ft below grade within the depressional areas. However, MEI has evaluated SJRWMD requests regarding pre-development conditions to generate a practical approach to model a retention depth of 1-inch over the subject contributing area (1-in x 3.04-ac) that will be used to compare the nutrient loads for pre- and post-development conditions. In review of the results, the Pre-Conditions analysis for pre-development generated a Total N discharge load of approximately 2.42 lb/yr, and a Total P discharge load of approximately 0.04 lb/yr. The post-development generated a Total N discharge load of approximately 1.05 lb/yr and a Total P discharge load of approximately 0.03 lb/yr.

The nutrient removal efficiencies are met using dry retention with Side Bank Filter and wet detention with Sidebank Filter coupled with littoral vegetation system. To reduce directly connected impervious area with post-development for BMPTrain conditions, hardscape areas will be construction with porous pavers. Section 4 provides the BMPTrain Nutrient Reduction Treatment Efficiencies and Calculations. Water Quality Analysis for the Sidebank Filter Systems is provided for the Dry Retention and Wet Detention facilities.

Drawdown / Recovery Calculations

Pursuant to discussions with SJRWMD staff on June 3, 2025, the minimum 2.75-in (6-sq.in.) orifice is proposed in the Wet Detention facility to recover one-half of the required water quality treatment volume within the wet detention system. The drawdown analysis results show that the system does not recover within the required 20 to 30 hours, however the minimum orifice diameter is allowed using minimum orifice size, refer to Section 4 for Drawdown Analysis.

Pursuant to discussions with SJRWMD staff on 9/24/2025, Dry Retention coupled with swale facilities has been modeled for Recovery Analysis. The Recovery Analysis will demonstrate the water quality treatment volume from contributing areas will recover within 72-hours with a safety factor of 2 to satisfy district criteria. An updated pond recovery analysis and underdrain design has been prepared by ECS Florida, LLC, October, 2025, refer to document under separate cover.

Wetland Information

A recent Ecological Site Assessment has been prepared by Modica & Associates to address the request for additional information. The report titled "Cocoa Village Estates" dated December 2024 the wetland impact conditions. In addition, the proposed development has been resubmitted for an extension to the U.S. Army Corps of Engineer Permit# SAJ-2012-00787 (SP-JSC). The permit has been extended to August 16, 2026.

Floodplain Management Assessment

Floodplain analysis has been performed to demonstrate no net increase of flooding volumes to offsite areas. Per the subdivision development area (3.04-ac), routing analysis will demonstrate post-runoff volumes will be less than or equal to the pre-runoff volumes during the 100-year event. Pursuant to Stormwise routing results, pre-development area discharges directly into the river approximately 152,252-cf or 3.5-af of volume from the 100-year event. The post-development site area discharges combined from SMF-1 and SMF-2 are approximately 110,371-cf or 2.5-af. The volume reduction is approximately 1.0-ac or 28.5% which will effectively cause a reduction or no net increase in flood waters within the floodway of the Indian River and benefit the surrounding areas.

Based on the overall watershed modeling efforts of the 100-year storm event, MEI has modeled the overall upgradient watershed to demonstrate a reduction of runoff volume from the entire contributing watershed approximately (19.25-ac) for the 100-year event. The pre-project discharge volume is approximately 493,314-cf or 11.3 ac-ft. The post-project discharge volume is approximately 441,518-cf or 10.1 ac-ft, which is less and effectively reduces the contributing volume to Indian River. The modeling efforts demonstrate upland contributing flood waters are attenuated by the proposed conservation area and pond facilities causing an overall reduction in runoff volume and therefore no adverse impact to the floodway of Indian River. Stormwise routing results provided in Section 4.

For reference, the FIRM Flood Map 12009C0340H, effective date January 29, 2021, shows "Zone AE" Elevation of 3.0-ft within the subject property. The "Zone AE BFE" within the jurisdictional boundary of the Indian River is 5.0-ft.

Tailwater Conditions

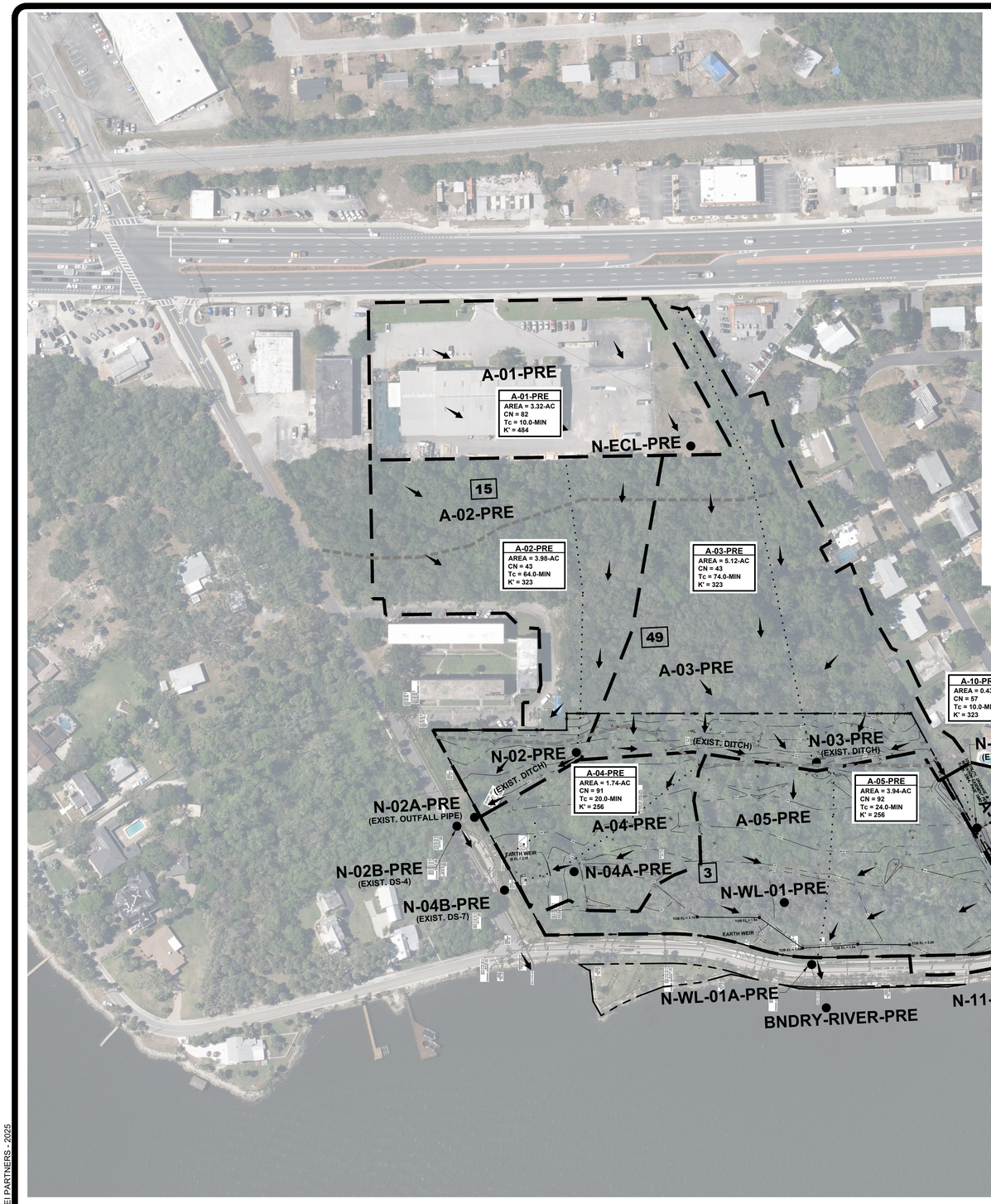
Pursuant to recent request for additional information, tailwater time-stage data for ICPR routing is based on historic gauge stages within the Indian River Tidal data has been evaluated at the following stations including-

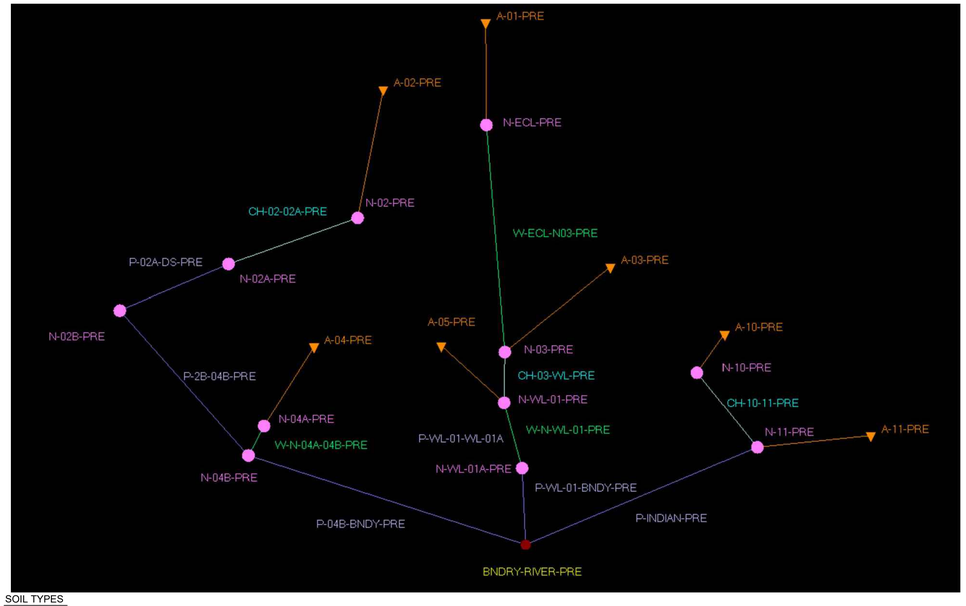
- Station 8721456, Titusville, Indian River,
- Station 8721994, Micco, Indian River, and
- Station 8722029, Sebatian, Indian River.

In addition, FEMA Flood Insurance Studies for Brevard County have been evaluated for the Stillwater Elevations for the Coastal Areas with specific emphasis on Indian River Transects in the vicinity of the project. The ICPR modeling has been revised with boundary stage conditions.

SECTION 2. STORMWATER MANAGEMENT CALCULATIONS

PRE-DEVELOPMENT AND POST-DEVELOPMENT
DRAINAGE MAP AND NODAL DIAGRAM
SOILS DATA





SOIL TYPES

3 - ANCLOTE SAND, HYDROLOGIC GROUP A / D

15 - COCOA SAND, HYDROLOGIC GROUP A

49 - POMELLO SAND, HYDROLOGIC GROUP A

50 - POMELLO URBAN COMPLEX, HYDROLOGIC GROUP A

PRE-DEVELOPMENT NODAL DIAGRAM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY -
RICHARD A. CAMPANALE, PE ON THE DATE ADJACENT TO THE SEAL.

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RICHARD A. CAMPANALE, PE 54745

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SCALE:	AS NOTED
START:	4/28/2023
DESIGN:	KSH
DRAWN:	KSH
CHECKED:	KSH
APPROVED:	KSH

NO	DATE:	DESCRIPTION OF REVISION	REV BY
6			
5			
4	10/10/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
3	7/29/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
2	2/27/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	QY
1	4/8/2024	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	QY

149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES
DIXON BOULEVARD
COCOA FLORIDA

PRE-DEVELOPMENT DRAINAGE BASIN MAP AND NODAL DIAGRAM

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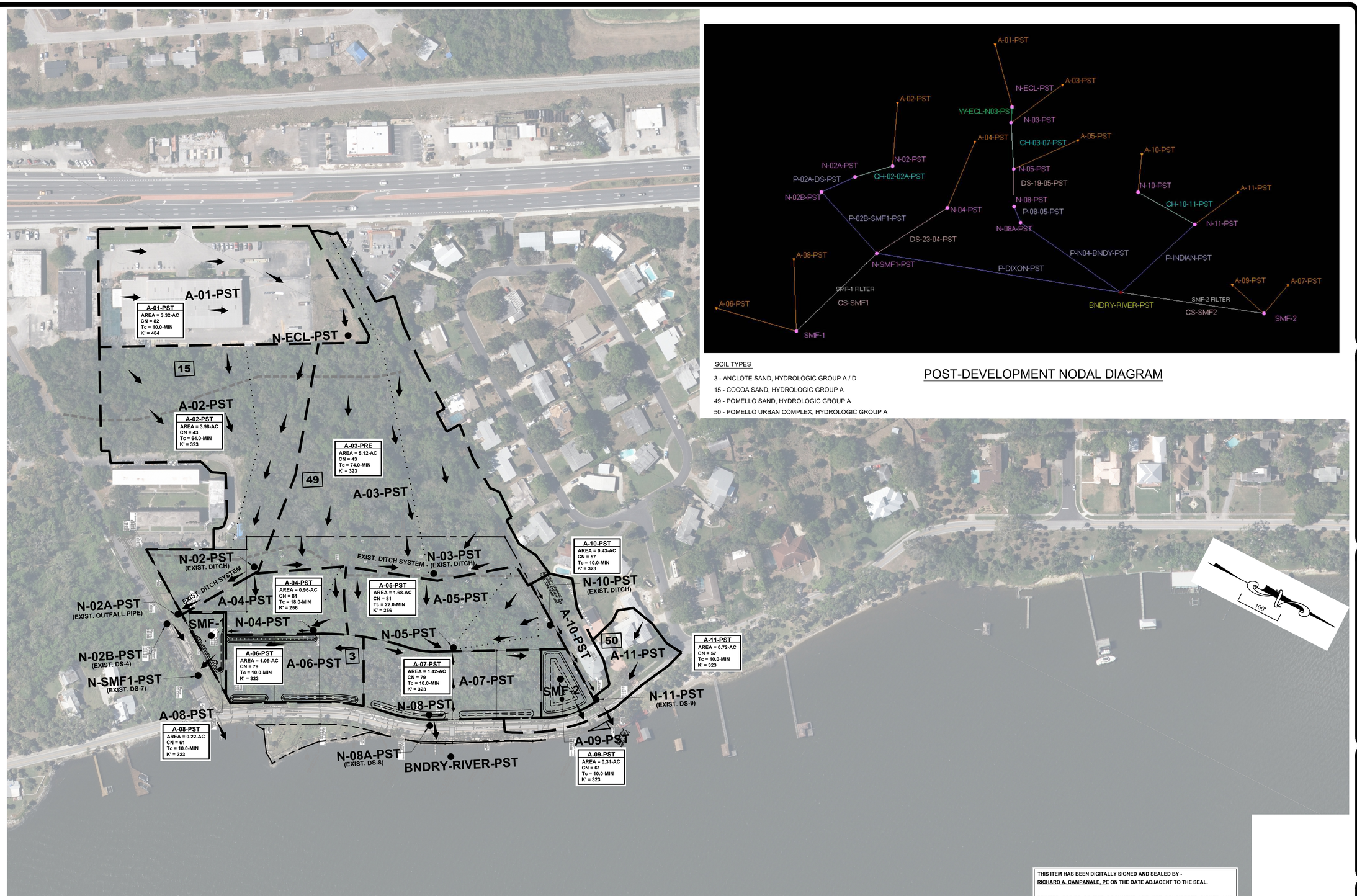

SOIL TYPES

3 - ANCLOTE SAND, HYDROLOGIC GROUP A / D
15 - COCOA SAND, HYDROLOGIC GROUP A
49 - POMELLO SAND, HYDROLOGIC GROUP A
50 - POMELLO URBAN COMPLEX, HYDROLOGIC GROUP A

POST-DEVELOPMENT NODAL DIAGRAM

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RICHARD A. CAMPANALE, PE 54745

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6			
5	10/10/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	
4	7/29/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
3	2/27/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
2	10/8/2024	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	QY
1	4/8/2024		

JOB NO. 149001
SCALE: AS NOTED
START: 4/28/2023
DESIGN: KSH
DRAWN: KSH
CHECKED: KSH
APPROVED: KSH

149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES
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COCOA FLORIDA

POST-DEVELOPMENT DRAINAGE BASIN MAP AND NODAL DIAGRAM

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Map Scale: 1:3,060 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 45 90 180 270

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Anclote sand, frequently flooded	7.4	35.6%
15	Cocoa sand	2.3	11.1%
45	Paola-Urban land complex, 0 to 8 percent slopes	0.5	2.2%
49	Pomello sand, 0 to 5 percent slopes	8.3	39.9%
50	Pomello-Urban land complex	2.3	11.2%
Totals for Area of Interest		**20.9**	**100.0%**

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties–Brevard County, Florida														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
3—Anclote sand, frequently flooded														
Anclote, flooded	85	A/D	0-19	Sand	SP-SM, SP	A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	85-92- 98	2- 6- 10	0-7 -14	NP
			19-72	Sand, fine sand, loamy fine sand	SP-SM, SP	A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	85-92- 98	2- 6- 10	0-7 -14	NP
15—Cocoa sand														
Cocoa	95	A	0-6	Sand	SP-SM	A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	80-88- 95	5- 8- 10	0-7 -14	NP-4 -7
			6-32	Sand	SP-SM	A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	80-88- 95	5- 8- 10	0-7 -14	NP-4 -7
			32-38	Sand, loamy sand, loamy fine sand	SP-SM, SM	A-2	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	80-85- 90	11-18- 25	0-7 -14	NP-4 -7
			38-42	Unweathered bedrock	—	—	—	—	—	—	—	—	—	—

Engineering Properties–Brevard County, Florida														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
49—Pomello sand, 0 to 5 percent slopes														
Pomello	85	A	0-4	Sand	SP-SM, SM	A-2-4, A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	70-77- 89	5- 8- 15	0-0 -0	NP
			4-56	Sand, fine sand, coarse sand	SP-SM, SP	A-2-4, A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	70-76- 85	3- 6- 12	0-0 -0	NP
			56-62	Sand, fine sand, coarse sand	SP-SM, SM	A-2-4, A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	70-76- 87	5- 8- 15	0-0 -0	NP
			62-80	Coarse sand, fine sand, sand	SP-SM, SM, SP	A-2-4, A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	70-77- 86	4- 7- 13	0-0 -0	NP
50—Pomello-Urban land complex														
Pomello	50	A	0-3	Sand	SP-SM, SP	A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	75-85- 95	2- 3- 5	0-7 -14	NP
			3-50	Sand	SP-SM, SP	A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	75-85- 95	2- 3- 5	0-7 -14	NP
			50-62	Sand	SP-SM, SM	A-2, A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	85-90- 95	8-14- 20	0-7 -14	NP
			62-80	Sand	SP-SM, SP	A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	75-85- 95	2- 4- 8	0-7 -14	NP

Data Source Information

Soil Survey Area: Brevard County, Florida
Survey Area Data: Version 24, Aug 28, 2024

PRE-DEVELOPMENT CURVE NUMBER AND TIME-OF-CONCENTRATION

Cocoa Village Bay Estates

Curve Number & Time of Concentration

Pre-development Drainage Areas

DESCRIPTION: East Lumber Warehouse, Total = 3.32 ac
BASIN NAME: A-01-PRE

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
2.40	Asphalt Drive	A	98	72.3%	70.8
0.92	Good condition lawns: > 75% grass cover	A	39	27.7%	10.8
				100.0%	

Area: 3.32 **OK** Weighted SCS CN = 82

Tc

Time of Concentration = 10.0 min.
or
0.17 hrs.

Notes - Contains internal stormwater management facility within development

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DESCRIPTION: South - West portion of the Wooded Upland, Total = 3.98 ac
BASIN NAME: A-02-PRE

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
3.98	Woods/Grass Combination - Fair	A	43	100.0%	43.0

Area: 3.98 **OK** Weighted SCS CN = 43

Tc

Dist., L (ft)		Roughness	Slope	Vel. (fps)	Time (hr.)
225	Sheet flow (<300-FT)	0.8	0.02	---	1.03
225					
300	Shallow Conc.	---	0.03	2.80	0.032
300					

Time of Concentration = 1.06 hr.
or
64 min.

**Sheet Flow Time of Concentration segment less than 300-ft was calculated using the TR-55 formula for sheet flow.*
(P = 4.5in)

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} S^{0.4}}$$

***Shallow Concentration Flow using the TR-55 formular for concentrated flow.*

$$Tt = L/(3600xV)$$

Cocoa Village Bay Estates

Curve Number & Time of Concentration

Pre-development Drainage Areas

DESCRIPTION: North - West portion of the Wooded Upland, Total = 5.12 ac
BASIN NAME: A-03-PRE

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
5.12	Woods/Grass Combination - Fair	A	43	100.0%	43.0

Area: 5.12 **OK** Weighted SCS CN = 43

Tc

Dist. (ft)		Roughness	Slope	Vel. (fps)	Time (hr.)
270	Sheet flow (<300-FT)	0.8	0.02	---	1.19
270					
500	Shallow Conc.	---	0.03	2.80	0.05
500					

Time of Concentration = 1.24 hr.
or
74 min.

**Sheet Flow Time of Concentration segment less than 300-ft was calculated using the TR-55 formula for sheet flow.*
(P = 4.5in)

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} S^{0.4}}$$

***Shallow Concentration Flow using the TR-55 formular for concentrated flow.*

$$Tt = L/(3600xV)$$

DESCRIPTION: South - West portion of the wetland, Total = 1.74 ac
BASIN NAME: A-04-PRE

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
0.57	Open Space Woods - Good Condition	D	77	32.8%	25.2
1.17	Open Space Wetland System - Saturated/Submerged Condition	D	98	67.2%	65.9

Area: 1.74 **OK** Weighted SCS CN = 91

Tc

Dist. (ft)		Roughness	Slope	Vel. (fps)	Time (hr.)
55	Sheet flow (<300-FT)	0.8	0.03	---	0.28
55					
300	Shallow Conc.	---	0.02	1.80	0.05
300					

Time of Concentration = 0.33 hr.
or
20 min.

**Sheet Flow Time of Concentration segment less than 300-ft was calculated using the TR-55 formula for sheet flow.*
(P = 4.5in)

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} S^{0.4}}$$

***Shallow Concentration Flow using the TR-55 formular for concentrated flow.*

$$Tt = L/(3600xV)$$

Cocoa Village Bay Estates

Curve Number & Time of Concentration
Pre-development Drainage Areas

DESCRIPTION: North - West portion of the wetland, Total = 3.94 ac
BASIN NAME: A-05-PRE

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
1.07	Open Space Woods - Good Condition	D	77	27.2%	20.9
2.87	Open Space Wetland System - Saturated/Submerged Condition	D	98	72.8%	71.4

Area: 3.94 **OK** Weighted SCS CN = 92

Tc

Dist. (ft)		Roughness	Slope	Vel. (fps)	Time (hr.)
60	Sheet flow (<300-FT)	0.8	0.02	---	0.36
60					
300	Shallow Conc.	---	0.02	1.80	0.04
300					

Time of Concentration = 0.40 hr.
or
24 min.

**Sheet Flow Time of Concentration segment less than 300-ft was calculated using the TR-55 formula for sheet flow.*
(P = 4.5in)

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} S^{0.4}}$$

***Shallow Concentration Flow using the TR-55 formular for concentrated flow.*

$$Tt = L/(3600xV)$$

DESCRIPTION: Offsite Backyard of Single Family Lots 0.43 ac
BASIN NAME: A-10-PRE

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
0.43	Backyard of Single Family Lots	A	57	100.0%	57.0

Area: 0.43 **OK** Weighted SCS CN = 57

Tc

Dist. (ft)		Roughness	Slope	Vel. (fps)	Time (hr.)
60	Sheet flow (<300-FT)	0.24	0.02	---	0.14
60					
200	Shallow Conc.	---	0.01	1.60	0.03
200					

Time of Concentration = 0.17 hr.
or
10 min.

**Sheet Flow Time of Concentration segment less than 300-ft was calculated using the TR-55 formula for sheet flow.*
(P = 4.5in)

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} S^{0.4}}$$

***Shallow Concentration Flow using the TR-55 formular for concentrated flow.*

$$Tt = L/(3600xV)$$

Notes - *Basin A-10-PST Basin Map (Match)*
Residential property drains directly to Indian River Drainage Inlet.
Per USDA/NRCS Soils Map - Pomello Urban Complex; Use HSG Type 'A' Used.

Cocoa Village Bay Estates

Curve Number & Time of Concentration

Pre-development Drainage Areas

DESCRIPTION: Offsite Single Family Lot 0.72 ac

BASIN NAME: A-11-PRE

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
0.72	Single Family Lot (Offsite)	A	57	100.0%	57.0

Area: 0.72 **OK** Weighted SCS CN = 57

Tc

Time of Concentration = 10.0 min.

or

0.17 hrs.

Notes - *Basin A-11-PST Basin Map (Match)*
Residential property drains directly to Indian River Drainage Inlet.
Per USDA/NRCS Soils Map - Pomello Urban Complex; Use HSG Type 'A' Used.

POST-DEVELOPMENT CURVE NUMBER AND TIME-OF-CONCENTRATION

Cocoa Village Bay Estates

Curve Number & Time of Concentration
PST-development Drainage Areas

DESCRIPTION: East Lumber Warehouse, Total = 3.32 ac
BASIN NAME: A-01-PST

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
2.40	Asphalt Drive	A	98	72.3%	70.8
0.92	Good condition lawns: > 75% grass cover	A	39	27.7%	10.8
				100.0%	

Area: 3.32 **OK** Weighted SCS CN = 82

Tc

Time of Concentration = 10.0 min.
or
0.17 hrs.

Notes - *Contains internal stormwater management facility within development*

DESCRIPTION: South - West portion of the Wooded Upland, Total = 3.98 ac
BASIN NAME: A-02-PST

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
3.98	Woods / Grass - Fair	A	43	100.0%	43.0
				100.0%	

Area: 3.98 **OK** Weighted SCS CN = 43

Tc

Dist., L (ft)		Roughness	Slope	Vel. (fps)	Time (hr.)
225	Sheet flow (<300-FT)	0.8	0.02	---	1.03
225					
300	Shallow Conc.	---	0.03	2.80	0.03
300					

Time of Concentration = 1.06 hr.
or
64 min.

**Sheet Flow Time of Concentration segment less than 300-ft was calculated using the TR-55 formula for sheet flow.*
(P = 4.5in)

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} S^{0.4}}$$

***Shallow Concentration Flow using the TR-55 formular for concentrated flow.*

$$Tt = L/(3600xV)$$

Cocoa Village Bay Estates

Curve Number & Time of Concentration
PST-development Drainage Areas

DESCRIPTION: North - West portion of the Wooded Upland, Total = 5.12 ac
BASIN NAME: A-03-PST

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
5.12	Woods / Grass - Fair	A	43	100.0%	43.0
				100.0%	

Area: 5.12 **OK** Weighted SCS CN = 43

Tc

Dist., L (ft)		Roughness	Slope	Vel. (fps)	Time (hr.)
270	Sheet flow (<300-FT)	0.8	0.02	---	1.19
270					
500	Shallow Conc.	---	0.03	2.80	0.05
500					

Time of Concentration = 1.24 hr.
or
74 min.

**Sheet Flow Time of Concentration segment less than 300-ft was calculated using the TR-55 formula for sheet flow.*
(P = 4.5in)

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} S^{0.4}}$$

***Shallow Concentration Flow using the TR-55 formular for concentrated flow.*

$$Tt = L/(3600xV)$$

DESCRIPTION: Conservation Area - West of Subdivision (South), Total = 0.96 ac

BASIN NAME: A-04-PST

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
0.78	Conservation Area Woods Area - Good	D	77	81.3%	62.6
0.18	Wetland System - Saturated Condition	D	98	18.8%	18.4

Area: 0.96 **OK** Weighted SCS CN = 81

Tc

Dist. (ft)		Roughness	Slope	Vel. (fps)	Time (hr.)
55	Sheet flow (<300-FT)	0.8	0.03	---	0.28
55					
100	Shallow Conc.	---	0.02	1.80	0.02
100					

Time of Concentration = 0.30 hr.
or
18 min.

**Sheet Flow Time of Concentration segment less than 300-ft was calculated using the TR-55 formula for sheet flow.*
(P = 4.5in)

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} S^{0.4}}$$

***Shallow Concentration Flow using the TR-55 formular for concentrated flow.*

$$Tt = L/(3600xV)$$

Cocoa Village Bay Estates

Curve Number & Time of Concentration
PST-development Drainage Areas

DESCRIPTION: Conservation Area - West of Subdivision (North), Total = 1.68 ac
BASIN NAME: A-05-PST

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
1.37	Conservation Area Woods Area - Good	D	77	81.5%	62.8
0.31	Wetland System - Saturated Condition	D	98	18.5%	18.1
				81.5%	
Area: 1.68	**OK**			Weighted SCS CN =	81

Tc

Dist. (ft)		Roughness	Slope	Vel. (fps)	Time (hr.)
60	Sheet flow (<300-FT)	0.8	0.02	---	0.36
60					
100	Shallow Conc.	---	0.01	1.80	0.02
100					

Time of Concentration = 0.37 hr.
or
22 min.

**Sheet Flow Time of Concentration segment less than 300-ft was calculated using the TR-55 formula for sheet flow.*
(P = 4.5in)

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} S^{0.4}}$$

***Shallow Concentration Flow using the TR-55 formular for concentrated flow.*

$$Tt = L/(3600xV)$$

DESCRIPTION: Single Family (Lot 1-3), Total = 1.09 ac
BASIN NAME: A-06-PST

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
1.09	Residential: 1/3 ac. lots (50% imp. - 0.54-ac)	A/D	79	100.0%	79.0
				100.0%	
Area: 1.09	**OK**			Weighted SCS CN =	79

Tc

Assumed Estimate for Residential

Time of Concentration = 10.0 min.
or
0.17 hrs.

Notes - Per USDA/NRCS Soils Map - A/D Soils; Use HSG Type 'B' for Separation 3-ft to 4-ft from SHGWL.
HSG 'B'; CN = (0.54-ac x 98) + (0.55-ac x 61) / 1.09-ac = 79
***Proposed conditons will elevate the site on average 3-ft for building pads and open areas,*
Separation from seasonal high ground water (el.2) will be 3-ft or greater.

DESCRIPTION: Single Family (Lot 4-7), Total = 1.42 ac
BASIN NAME: A-07-PST

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
1.42	Residential: 1/3 ac. lots (50% imp. - 0.71-ac)	A/D	79	100.0%	79.0
				100.0%	
Area: 1.42	**OK**			Weighted SCS CN =	79

Tc

Assumed Estimate for Residential

Time of Concentration = 10.0 min.
or
0.17 hrs.

***Proposed conditons will elevate the site on average 3-ft for building pads and open areas,*
Separation from seasonal high ground water (el.2) will be 3-ft or greater.
Notes - Per USDA/NRCS Soils Map - A/D Soils; Use HSG Type 'B' for Separation 3-ft to 4-ft from SHGWL.
HSG 'B'; CN = (0.71-ac x 98) + (0.71-ac x 61) / 1.42-ac = 79

Runoff 'C' Value for SFR (smaller lots) - Sandy Soils Min. 0.35 and Max. 0.45.
C' value average = 0.40 (SJRWMD and FDOT Handbook)

Cocoa Village Bay Estates

Curve Number & Time of Concentration
PST-development Drainage Areas

DESCRIPTION: South Pond, Total = 0.22 ac
BASIN NAME: A-08-PST

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
0.22	Good condition lawns: > 75% grass cover	A/D	61	100.0%	61.0
				100.0%	
Area: 0.22	**OK**			Weighted SCS CN =	61

Tc

Assumed Estimate for Residential

Time of Concentration = 10.0 min.
or
0.17 hrs.

Notes - Per USDA/NRCS Soils Map - A/D Soils; Use HSG Type 'B' for Separation 3-ft to 4-ft from SHGWL.

DESCRIPTION: North Pond, Total = 0.31 ac
BASIN NAME: A-09-PST

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
0.09	Water Surface		100	29.0%	29.0
0.22	Good condition lawns: > 75% grass cover	A/D	61	71.0%	43.3
				100.0%	
Area: 0.31	**OK**			Weighted SCS CN =	72

Tc

Assumed Estimate for Residential

Time of Concentration = 10.0 min.
or
0.17 hrs.

Notes - Per USDA/NRCS Soils Map - A/D Soils; Use HSG Type 'B' for Separation 3-ft to 4-ft from SHGWL.

Cocoa Village Bay Estates

Curve Number & Time of Concentration
PST-development Drainage Areas

DESCRIPTION: Offsite Backyard of Single Family Lots 0.43 ac
BASIN NAME: A-10-PST

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
0.43	Backyard of Single Family Lots (Offsite 1/3 ac lot)	A	57	100.0%	57.0
				100.0%	

Area: 0.43 **OK** Weighted SCS CN = 57

Tc

Dist. (ft)		Roughness	Slope	Vel. (fps)	Time (hr.)
60	Sheet flow (<300-FT)	0.24	0.02	---	0.14
60					
200	Shallow Conc.	---	0.01	1.60	0.03
200					

Time of Concentration = 0.17 hr.
or
10 min.

**Sheet Flow Time of Concentration segment less than 300-ft was calculated using the TR-55 formula for sheet flow.*
(P = 4.5in)

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} S^{0.4}}$$

***Shallow Concentration Flow using the TR-55 formular for concentrated flow.*

$$Tt = L/(3600xV)$$

Notes - *Basin A-05-PRE Basin Map (Match)*
Residential property drains directly to Indian River Drainage Inlet.
Per USDA/NRCS Soils Map - Pomello Urban Complex; Use HSG Type 'A' Used.

DESCRIPTION: Offsite Single Family Lot 0.72 ac
BASIN NAME: A-11-PST

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weight %
0.72	Single Family Lot (Offsite 1/3 ac lot)	A	57	100.0%	57.0
				100.0%	

Area: 0.72 **OK** Weighted SCS CN = 57

Tc

Time of Concentration = 10.0 min.
or
0.17 hrs.

Notes - *Basin A-06-PRE Basin Map (Match)*
Residential property drains directly to Indian River Drainage Inlet.
Per USDA/NRCS Soils Map - Pomello Urban Complex; Use HSG Type 'A' Used.

STAGE / STORAGE CALCULATIONS

Cocoa Village Bay Estates
Stormwater Management Design Calculations

Stage / Storage Calculations For Each System

STAGE		STORAGE SMF-1 - DRY SYSTEM + SWALES		
	EL (ft)	Area (sf)	Vol (cf)	Vol (af)
TOB	5.00	13934	21,044	0.48
WEIR CREST	4.60	12466	15,764	0.36
	4.00	10535	8,864	0.20
WEIR NOTCH	3.85	10040	7,321	0.17
BOT	3.00	7185	0	0.00

Note: Pipe storage has been eliminated and replaced with storage in the swale system in the rear property in Lots 1 and 2.

STAGE		STORAGE SMF-2 - WET DET. SYSTEM + SWALE		
	EL (ft)	Area (sf)	Vol (cf)	Vol (af)
TOB	5.00	14864	27006	0.62
WEIR CREST	4.00	11197	13975	0.32
	3.60	9309	9874	0.23
	3.00	7115	4947	0.11
ORIFICE EL	2.85	5428	4006	0.09
NWL	2.00	3998	0	0.00
	1.00	2418	3208	0.07
	0.00	1955	5395	0.12
	-1.00	1537	7141	0.16
	-2.00	1166	8492	0.19
	-3.00	847	9499	0.22
	-4.00	578	10211	0.23
	-5.00	360	10680	0.25
BOT	-6.00	194	10957	0.25

TREATMENT VOLUME REQUIRED (SMF-1)
St. Johns River Water Mgt. Criteria (On-line Dry Retention System)

Basin Name: A-06-PST + A-08-PST
Drainage Area (ac) = 1.31
Impervious Area (ac) = 0.54

Treatment Volume Required = 7,276 cf or 0.17 ac-ft (Includes 50% increase)

BMPTrain Modeling Calculations
BMP Type: Filtration
Treatment Depth = 0.17-af / 1.31-ac x 12-in = 1.55 in

TREATMENT VOLUME REQUIRED (SMF-2)
St. Johns River Water Mgt. Criteria (Wet Detention System)

Basin Name: A-07-PST + A-09-PST
Drainage Area (ac) = 1.73
Impervious Area (ac) = 0.71
"C" Value = 0.4 (Refer to C Value provided on Post CN and Tc Calculations
RT = Residence Time (days) = 21 (Allowed with Littoral Option - 50% Additional PPV)
R = Wet Season Rainfall (inches) = 32
WS = Wet Season Duration (days) = 153
Conversion, CF (in/ft) = 12

PPV (ac-ft) = 0.25 Ac-ft Required

From Pond Configuration: 0.25 Ac-ft Provided OK

Treatment Volume Required= 9,665 cf or 0.22 ac-ft (Includes 50% increase)
Treatment Volume Provided= 13,975 cf or 0.32 ac-ft

Littorial Zone: Surface Area @ Control Elevation within SMF-2 = 7,968 sf
30% of the Surface Area @ Control Elevation = 2,390 sf

BMPTrain Modeling Calculations
BMP Type: Filtration
Overall Treatment Depth = 0.32-af / 1.73-ac x 12-in = 2.20 in

RETENTION FACILITY CHARACTERISTICS

STAGE		SMF-1			REAR YARD SWALE			FRONT YARD SWALE			TOTALS		
	EL (ft)	Area (sf)	Vol (cf)	Vol (af)	Area (sf)	Vol (cf)	Vol (af)	Area (sf)	Vol (cf)	Vol (af)	AREA (AC)	TOTAL (CF)	TOTAL (AF)
TOB	5.00	7035	12,940	0.30	2920	3,291	0.08	3979	4,813	0.11	**0.32**	**21,044**	**0.48**
WEIR CREST	4.60	6805	10,172	0.23	2333	2,240	0.05	3328	3,352	0.08	**0.29**	**15,764**	**0.36**
	4.00	6475	6,188	0.14	1677	1,037	0.02	2383	1,639	0.04	**0.24**	**8,864**	**0.20**
WEIR NOTCH	3.85	6390	5,223	0.12	1496	799	0.02	2154	1,298	0.03	**0.23**	**7,321**	**0.17**
BOT	3.00	5899	0	0.00	385	0	0.00	901	0	0.00	**0.16**	**0**	**0.00**

WETLAND SYSTEM STAGE - AREAS

NODE	STAGE	AREA	
		SF	AC
N-WL-01-PRE	**1.00**	**16,988**	**0.39**
	2.00	**64,469**	**1.48**
	3.00	**104,544**	**2.40**

NODE	STAGE	AREA	
		SF	AC
N-04A-PRE	**1.00**	**3,485**	**0.08**
	2.00	**19,602**	**0.45**
	3.00	**26,136**	**0.60**

POST-DEVELOPMENT TREATMENT VOLUME CALCULATIONS

Cocoa Village Bay Estates

Treatment Volume Calculations
for Stormwater Management Facility (SMF-1 & 2)

Drainage Area For SMF-1	BASIN	Acreage	Impervious Percent (C)	%	WEIGHTED 'C' Weighted 'C'
Residential: 1/3 ac. lots (50% imp. - 0.54-ac)	A-06-PST	1.09	50	83.21%	41.60
Good condition lawns: > 75% grass cover	A-08-PST	0.22	0	16.79%	0.00
				100.00%	
	Sub-total Area =	1.31		Weighted 'C' (%) =	42

Drainage Area For SMF-2		Acreage	Percent (C)	%	Weighted 'C'
Residential: 1/3 ac. lots (50% imp. - 0.71-ac)	A-07-PST	1.42	50	82.08%	41.04
Water Surface	A-09-PST	0.09	100	5.20%	0.00
Good condition lawns: > 75% grass cover	A-09-PST	0.22	0	12.72%	0.00
				100.00%	
	Sub-total Area =	1.73		Weighted 'C' (%) =	41
	Total Area =	3.04			
	Total Imp. Area =	1.26			

TREATMENT VOLUME REQUIRED (SMF-1)
St. Johns River Water Mgt. Criteria (On-line Dry Retention System)

0.5" Runoff Over Entire Site: (Total Area x 0.5")/(12"/ft) = 2378 cf
or
1.25" Runoff Impervious Area: (Total Area)(C)(1.25")/(12"/ft) = 2473 cf
(whichever is greater)

Plus Additional 0.5" over Drainage Area = 2,378 cf

Standard Treatment Volume Required = 4,851 cf

Additional 50% Treatment (Class II waters): 2,425 cf

Total Treatment Volume Required = 7,276 cf or 0.17 ac-ft

	Total Treat V Req. =	7,276	cf
Estimated Elevation From Pond Configuration:	Treat V Elevation =	3.83	Feet
Side Bank Filter Nutrient Reduction Bottom Elevation:	Filter Bot. Elevation =	3.65	Feet
(Side Bank Filter Nutrient Reduction Top Elevation) Set Weir Notch Elevation at:	Weir Elevation =	3.85	Feet
	Total Treatment V Provided =	7,321	cf

TREATMENT VOLUME REQUIRED (SMF-2)
St. Johns River Water Mgt. Criteria (Wet Detention System)

1" Over Entire Site: (Total Area x 1")/(12"/ft) = 6,280 cf
or
2.50" Over Impervious Area: (Impervious Area - Water Surface)(2.50")/(12"/ft) = 6,443 cf

Additional 50% Treatment: 3,222 cf

Total Treatment Volume Required = 9,665 cf or 0.22 ac-ft

	Total Treat V Req. =	9,665	cf
Estimated Elevation From Pond Configuration:	Treat V Elevation =	3.60	Feet
Side Bank Filter Nutrient Reduction Bottom Elevation:	Bot. Filter Elevation =	2.00	Feet
Side Bank Filter Nutrient Reduction Top Elevation:	Top Filter Elevation =	2.85	Feet
Orifice Invert Elevation:	Elevation =	2.85	Feet
Weir Crest:	Weir Crest Elevation =	4.00	Feet
	Total Treatment V Provided =	13,975	cf

STORMWATER NUTRIENT REMOVAL CALCULATIONS

PRE-PROJECT AND POST-PROJECT BMPTRAIN MODELING RESULTS

Cocoa Village Bay Estates

Nutrient Analysis Non-DCIA Curve Number & DCIA
PRE-development Drainage Areas

DESCRIPTION: Wetland System Occupying Areas for Proposed Single Family (Lot 1-3 & SMF-1), Total = 1.31 ac
CATCHMENT NAME: BMP-01-PRE

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weighted CN
0.57	Open Space Woods - Good Condition	D	77	43.5%	33.5
0.74	Open Space Wetland System - Saturated/Submerged Conditior	D	98	56.5%	55.4
Area: 1.31	**OK**		SCS CN =		89

Note -
WCN = (.57-ac x 77) + (0.74-ac x 98) / 1.31-ac = *89*

Note - Per USDA/NRCS Soils Map - A/D Soils;

DESCRIPTION: Wetland System Occupying Areas for Proposed Single Family (Lot 4-7 & SMF-2), Total = 1.73 ac
CATCHMENT NAME: BMP-02-PRE

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weighted CN
0.75	Open Space Woods - Good Condition	D	77	43.4%	33.4
0.98	Open Space Wetland System - Saturated/Submerged Conditior	D	98	56.6%	55.5
Area: 1.73	**OK**		SCS CN =		89

Note -
WCN = (.75-ac x 77) + (0.98-ac x 98) / 1.73ac = *89*

Note - Per USDA/NRCS Soils Map - A/D Soils;

Complete Report (not including cost) Ver 5.3.2

PRE-PROJECT CONDITIONS

Project: Cocoa Village Bay Estates
Date: 10/7/2025 5:28:28 PM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	BMP-01-PRE	BMP-02-PRE
Rainfall Zone	Florida Zone 2	Florida Zone 2
Annual Mean Rainfall	50.00	50.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Wet Flatwoods: TN=1.213 TP=0.021	Undeveloped - Wet Flatwoods: TN=1.213 TP=0.021
Area (acres)	1.31	1.73
Rational Coefficient (0-1)	0.23	0.23
Non DCIA Curve Number	89.00	89.00
DCIA Percent (0-100)	0.00	0.00
Nitrogen EMC (mg/l)	1.213	1.213
Phosphorus EMC (mg/l)	0.021	0.021
Runoff Volume (ac-ft/yr)	1.231	1.626
Groundwater N (kg/yr)	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000
Nitrogen Loading (kg/yr)	1.842	2.432
Phosphorus Loading (kg/yr)	0.032	0.042

Post-Condition Landuse Information

Landuse	Undeveloped - Wet Flatwoods: TN=1.213 TP=0.021	Undeveloped - Wet Flatwoods: TN=1.213 TP=0.021
Area (acres)	1.31	1.73
Rational Coefficient (0-1)	0.23	0.23
Non DCIA Curve Number	89.00	89.00
DCIA Percent (0-100)	0.00	0.00

Wet Pond Area (ac)	0.00	0.00
Nitrogen EMC (mg/l)	1.213	1.213
Phosphorus EMC (mg/l)	0.021	0.021
Runoff Volume (ac-ft/yr)	1.231	1.626
Groundwater N (kg/yr)	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000
Nitrogen Loading (kg/yr)	1.842	2.432
Phosphorus Loading (kg/yr)	0.032	0.042

Catchment Number: 1 Name: BMP-01-PRE

Project: Cocoa Village Bay Estates
Date: 10/7/2025

Retention Design

Retention Depth (in)	1.000
Retention Volume (ac-ft)	0.109

Watershed Characteristics

Catchment Area (acres)	1.31
Contributing Area (acres)	1.310
Non-DCIA Curve Number	89.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	50.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	74
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	74

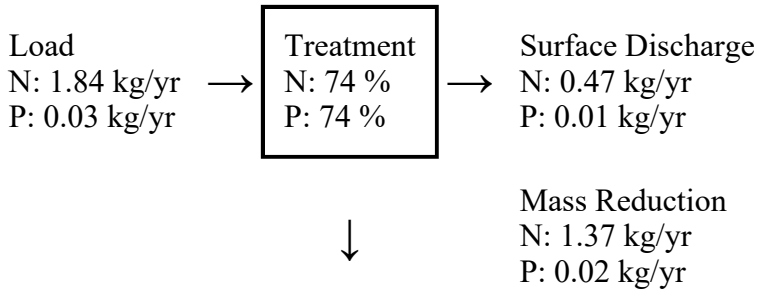
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

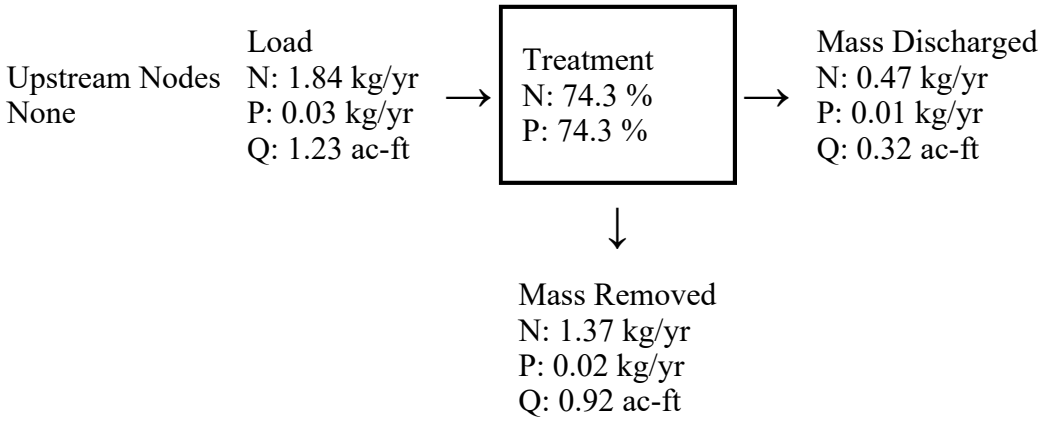
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	1.369
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.024
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Catchment Number: 2 Name: BMP-02-PRE

Project: Cocoa Village Bay Estates
Date: 10/7/2025

Retention Design

Retention Depth (in)	1.000
Retention Volume (ac-ft)	0.144

Watershed Characteristics

Catchment Area (acres)	1.73
Contributing Area (acres)	1.730
Non-DCIA Curve Number	89.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	50.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	74
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	74

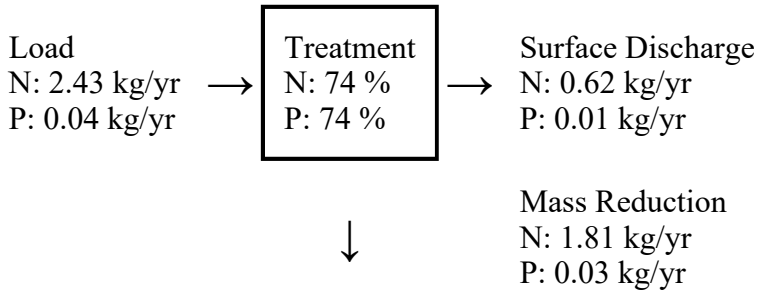
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

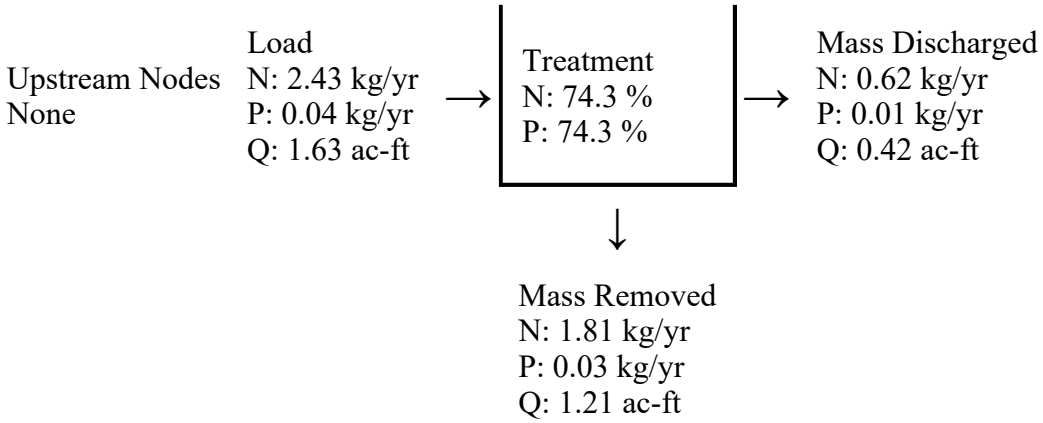
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	1.537
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.027
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 5.3.2

Project: Cocoa Village Bay Estates

Date:10/7/2025

Analysis Type: Net Improvement
BMP Types:
Catchment 1 - (BMP-01-PRE) Retention
Catchment 2 - (BMP-02-PRE) Retention
Based on discharge load to 2 decimal places

Routing Summary
Catchment 1 Routed to Outlet
Catchment 2 Routed to Outlet

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	4.27 kg/yr	
Total N post load	4.27 kg/yr	
Target N load reduction	%	
Target N discharge load	4.27 kg/yr	
Percent N load reduction	74.34 %	
Provided N discharge load	1.1 kg/yr	2.42 lb/yr
Provided N load removed	3.18 kg/yr	7.01 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	.074 kg/yr	
Total P post load	.074 kg/yr	
Target P load reduction	%	
Target P discharge load	.074 kg/yr	
Percent P load reduction	74.34 %	
Provided P discharge load	.019 kg/yr	.04 lb/yr
Provided P load removed	.055 kg/yr	.121 lb/yr

Cocoa Village Bay Estates

Nutrient Analysis Non-DCIA Curve Number & DCIA
PST-development Drainage Areas

DESCRIPTION: Single Family (Lot 1-3 & SMF-1), Total = 1.31 ac
CATCHMENT NAME: BMP-01-PST (Retention System)

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weighted Non-DCIA CN
0.22	Good condition lawns: > 75% grass cover	B	61	16.8%	13.4
0.14	Residential Imperv: 1/3 ac. lots (Approx. 25% DCIA = 0.14-ac)	B	98	10.7%	
0.40	Residential Imperv. Non-DCIA	B	98	30.5%	39.2
0.55	Residential Perv.: 0.55-ac	B	61	42.0%	33.6
				100.0%	

Area: 1.31 **OK**

NON-DCIA SCS CN = 74
DCIA PERCENTAGE= 11

Note - Approx. 25% Impervious Area Directly Connected = (0.54-ac x .25) = 0.14
Non-DCIA CN = (.77-ac x 61) + (0.40-ac x 98) / 1.17-ac = 74

Note - Per USDA/NRCS Soils Map - A/D Soils; Use HSG Type 'B' for Separation 3-ft to 4-ft from SHGWL.
Porous Pavers to be used on hardscape surfaces (Inc. drives and pads within the property,

Proposed conditons will elevate the site on average 3-ft for building pads and open areas,
Separation from seasonal high ground water (el.2) will be 3-ft or greater.

DESCRIPTION: Single Family (Lot 4-7 & SMF-2), Total = 1.73 ac
CATCHMENT NAME: BMP-02-PST (Wet Detention System)

CN

Ac.	Land Cover	Soil Type	SCS CN	%	Weighted Non-DCIA CN
0.22	Good condition lawns: > 75% grass cover	B	61	12.7%	13.4
0.09	Water Surface		100	5.2%	
0.18	Residential Imperv: 1/3 ac. lots (Approx. 25% DCIA = 0.18-ac)	B	98	10.4%	
0.53	Residential Imperv. Non-DCIA	B	98	30.6%	51.9
0.71	Residential Perv.: 1.42-ac x .50 = 0.71-ac	B	61	41.0%	43.3
				100.0%	

Area: 1.73 **OK**

NON-DCIA SCS CN = 74
DCIA PERCENTAGE= 10

Total Area (acres) = 3.04

Note - Approx. 25% Impervious Area Directly Connected = (0.71-ac x .25) = 0.18
Non-DCIA CN = (0.93-ac x 61) + (0.53-ac x 98) / 1.46-ac = 74

Note - Per USDA/NRCS Soils Map - A/D Soils; Use HSG Type 'B' for Separation 3-ft to 4-ft from SHGWL.
Porous Pavers to be used on hardscape surfaces (Inc. drives and pads within the property,

Proposed conditons will elevate the site on average 3-ft for building pads and open areas,
Separation from seasonal high ground water (el.2) will be 3-ft or greater.

Complete Report (not including cost) Ver 5.3.2

Project: Cocoa Village Bay Estates
Date: 10/22/2025 2:56:56 PM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	BMP-01-PST	BMP-02-PST
Rainfall Zone	Florida Zone 2	Florida Zone 2
Annual Mean Rainfall	50.00	50.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Wet Flatwoods: TN=1.213 TP=0.021	Undeveloped - Wet Flatwoods: TN=1.213 TP=0.021
Area (acres)	1.31	1.73
Rational Coefficient (0-1)	0.23	0.23
Non DCIA Curve Number	89.00	89.00
DCIA Percent (0-100)	0.00	0.00
Nitrogen EMC (mg/l)	1.213	1.213
Phosphorus EMC (mg/l)	0.021	0.021
Runoff Volume (ac-ft/yr)	1.231	1.626
Groundwater N (kg/yr)	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000
Nitrogen Loading (kg/yr)	1.842	2.432
Phosphorus Loading (kg/yr)	0.032	0.042

Post-Condition Landuse Information

Landuse	Single-Family: TN=2.070 TP=0.327	Single-Family: TN=2.070 TP=0.327
Area (acres)	1.31	1.73
Rational Coefficient (0-1)	0.16	0.15
Non DCIA Curve Number	74.00	74.00
DCIA Percent (0-100)	11.00	10.00
Wet Pond Area (ac)	0.00	0.09

Nitrogen EMC (mg/l)	2.070	2.070
Phosphorus EMC (mg/l)	0.327	0.327
Runoff Volume (ac-ft/yr)	0.849	1.013
Groundwater N (kg/yr)	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000
Nitrogen Loading (kg/yr)	2.168	2.585
Phosphorus Loading (kg/yr)	0.342	0.408

Catchment Number: 1 Name: BMP-01-PST

Project: Cocoa Village Bay Estates
Date: 10/22/2025

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Retention

Retention Depth (in)	1.150
Retention Volume (ac-ft)	0.126

BMP in Series Number: 2
BMP Type: Filtration

Treatment Depth (in)	1.620
Hydraulic Capture Efficiency (%)	92
Media Type	B&G CTS24
Media N Reduction (%)	75
Media P Reduction (%)	95

BMP in Series Number: 3
BMP Type: None

BMP in Series Number: 4
BMP Type: None

Watershed Characteristics

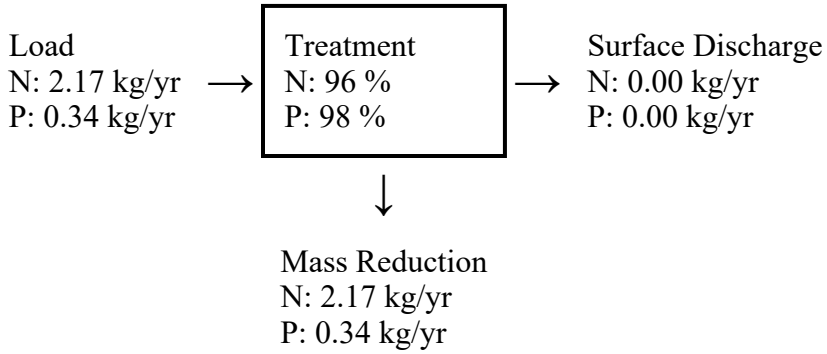
Catchment Area (acres)	1.31
Contributing Area (acres)	1.310
Non-DCIA Curve Number	74.00
DCIA Percent	11.00

Rainfall Zone	Florida Zone 2
Rainfall (in)	50.00

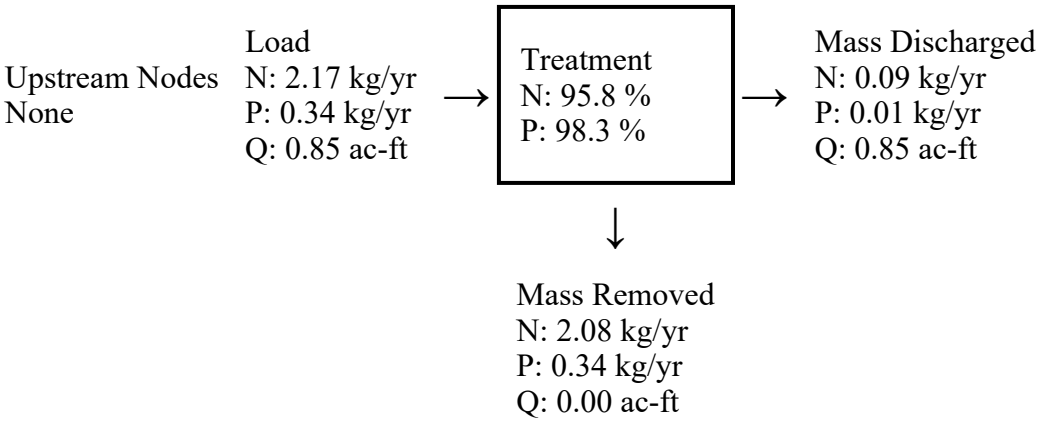
Surface Water Discharge

Required TN Treatment Efficiency (%)	15
Provided TN Treatment Efficiency (%)	96
Required TP Treatment Efficiency (%)	91
Provided TP Treatment Efficiency (%)	98

Load for Multiple BMP in Series



Load Diagram for Multiple BMP (As Used In Routing)



Catchment Number: 2 Name: BMP-02-PST

Project: Cocoa Village Bay Estates
Date: 10/22/2025

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Wet Detention

Permanent Pool Volume (ac-ft)	0.252
Permanent Pool Volume (ac-ft) for 31 days residence	0.086
Annual Residence Time (days)	91
Littoral Zone Efficiency Credit	10
Wetland Efficiency Credit	

BMP in Series Number: 2
BMP Type: Filtration

Treatment Depth (in)	2.350
Hydraulic Capture Efficiency (%)	95
Media Type	B&G CTS24
Media N Reduction (%)	75
Media P Reduction (%)	95

BMP in Series Number: 3
BMP Type: None

BMP in Series Number: 4
BMP Type: None

Watershed Characteristics

Catchment Area (acres)	1.73
Contributing Area (acres)	1.640
Non-DCIA Curve Number	74.00
DCIA Percent	10.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	50.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	6
Provided TN Treatment Efficiency (%)	85
Required TP Treatment Efficiency (%)	90
Provided TP Treatment Efficiency (%)	98

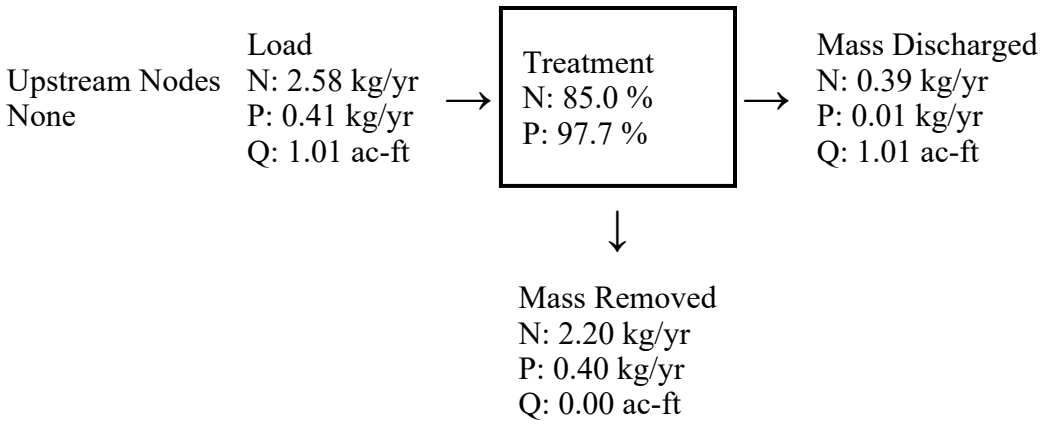
Load for Multiple BMP in Series

Load		Treatment		Surface Discharge
N: 2.58 kg/yr	→	N: 85 %	→	N: 0.00 kg/yr
P: 0.41 kg/yr		P: 98 %		P: 0.00 kg/yr

↓

Mass Reduction
N: 2.58 kg/yr
P: 0.41 kg/yr

Load Diagram for Multiple BMP (As Used In Routing)



Summary Treatment Report Version: 5.3.2

Project: Cocoa Village Bay Estates

Date:10/22/2025

Analysis Type: Net Improvement
BMP Types:
Catchment 1 - (BMP-01-PST) Multiple BMP
Catchment 2 - (BMP-02-PST) Multiple BMP
Based on discharge load to 2 decimal places

Routing Summary
Catchment 1 Routed to Outlet
Catchment 2 Routed to Outlet

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	4.27 kg/yr
Total N post load	4.75 kg/yr

Target N load reduction	10.07 %	
Target N discharge load	4.27 kg/yr	
Percent N load reduction	89.94 %	
Provided N discharge load	.48 kg/yr	1.05 lb/yr
Provided N load removed	4.27 kg/yr	9.42 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	.074 kg/yr	
Total P post load	.751 kg/yr	
Target P load reduction	90.14 %	
Target P discharge load	.074 kg/yr	
Percent P load reduction	97.95 %	
Provided P discharge load	.015 kg/yr	.03 lb/yr
Provided P load removed	.735 kg/yr	1.622 lb/yr

SECTION 3. PRE-DEVELOPMENT AND POST-DEVELOPMENT HYDRAULIC CALCULATIONS

NODAL MAXIMUM CONDITION REPORT

Node Max Conditions : Multi Item | (sim, name) [Scenario1]

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
025Y024H	BNDRY-RIVER-PRE	3.00	3.00	1.60	0.0011	11.87	0.11	0
025Y024H	BNDRY-RIVER-PST	3.00	3.00	1.60	0.0011	11.86	0.08	0
025Y024H	N-02-PRE	5.50	0.00	4.67	-0.0001	2.47	2.46	1364
025Y024H	N-02-PST	5.50	0.00	4.67	-0.0001	2.47	2.47	1364
025Y024H	N-02A-PRE	3.50	0.00	3.56	-0.0004	2.46	2.72	973
025Y024H	N-02A-PST	3.50	0.00	3.45	-0.0004	2.47	2.71	940
025Y024H	N-02B-PRE	3.00	0.00	2.24	0.0010	2.72	2.59	145
025Y024H	N-02B-PST	3.00	0.00	1.97	0.0010	2.71	2.48	125
025Y024H	N-03-PRE	6.00	0.00	4.06	-0.0003	2.88	2.96	3621
025Y024H	N-03-PST	6.00	0.00	4.14	-0.0003	2.88	2.79	4418
025Y024H	N-04-PST	5.00	0.00	3.58	0.0002	3.70	1.02	16267
025Y024H	N-04A-PRE	2.50	0.00	2.24	0.0006	7.15	5.89	22698
025Y024H	N-04B-PRE	2.00	0.00	2.22	0.0010	7.02	7.03	248
025Y024H	N-05-PST	5.00	0.00	3.94	-0.0009	6.44	2.45	38598
025Y024H	N-08-PST	5.00	0.00	1.88	-0.0010	2.45	2.45	100
025Y024H	N-08A-PST	3.50	0.00	1.76	-0.0010	2.45	2.46	100
025Y024H	N-10-PRE	4.00	0.00	2.37	-0.0002	1.37	1.34	1236
025Y024H	N-10-PST	4.00	0.00	2.37	-0.0002	1.37	1.34	1236
025Y024H	N-11-PRE	2.00	0.00	1.90	0.0010	3.62	3.53	898
025Y024H	N-11-PST	2.00	0.00	1.90	-0.0010	3.62	3.53	898
025Y024H	N-ECL-PRE	32.00	32.00	32.38	0.0010	20.67	0.90	19384
025Y024H	N-ECL-PST	32.00	32.00	32.38	0.0010	20.67	0.90	19384
025Y024H	N-SMF1-PST	2.50	0.00	1.87	-0.0010	4.99	4.99	271
025Y024H	N-WL-01-PRE	3.00	0.00	2.41	0.0004	15.65	17.61	80960
025Y024H	N-WL-01A-PRE	3.50	0.00	2.41	-0.0057	17.61	4.88	100
025Y024H	SMF-1	5.00	5.00	4.58	0.0010	6.55	1.65	12380
025Y024H	SMF-2	5.00	5.00	4.44	-0.0006	8.95	3.97	12794
MEAN	BNDRY-RIVER-PRE	3.00	3.00	0.90	0.0009	5.83	0.08	0
MEAN	BNDRY-RIVER-PST	3.00	3.00	0.90	0.0009	3.77	0.11	0
MEAN	N-02-PRE	5.50	0.00	4.50	0.0000	0.20	0.20	1364
MEAN	N-02-PST	5.50	0.00	4.50	0.0000	0.20	0.20	1364

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
MEAN	N-02A-PRE	3.50	0.00	3.04	-0.0002	0.20	0.19	785
MEAN	N-02A-PST	3.50	0.00	3.04	-0.0002	0.20	0.19	785
MEAN	N-02B-PRE	3.00	0.00	0.90	0.0010	0.19	0.38	143
MEAN	N-02B-PST	3.00	0.00	0.91	0.0010	0.19	0.29	125
MEAN	N-03-PRE	6.00	0.00	3.88	-0.0002	0.23	0.23	1459
MEAN	N-03-PST	6.00	0.00	3.88	-0.0001	0.23	0.23	2015
MEAN	N-04-PST	5.00	0.00	3.04	0.0001	1.56	1.04	9170
MEAN	N-04A-PRE	2.50	0.00	2.08	0.0005	3.50	1.59	20677
MEAN	N-04B-PRE	2.00	0.00	0.90	0.0010	1.74	1.73	245
MEAN	N-05-PST	5.00	0.00	3.05	0.0001	2.46	1.98	15027
MEAN	N-08-PST	5.00	0.00	1.24	0.0010	1.98	1.99	100
MEAN	N-08A-PST	3.50	0.00	1.09	0.0010	1.99	1.99	100
MEAN	N-10-PRE	4.00	0.00	2.27	0.0001	0.32	0.29	1263
MEAN	N-10-PST	4.00	0.00	2.27	0.0001	0.32	0.29	1263
MEAN	N-11-PRE	2.00	0.00	0.91	-0.0010	0.80	0.80	100
MEAN	N-11-PST	2.00	0.00	0.91	-0.0010	0.80	0.80	100
MEAN	N-ECL-PRE	32.00	32.00	30.18	0.0010	9.10	0.00	11171
MEAN	N-ECL-PST	32.00	32.00	30.18	0.0010	9.10	0.00	11171
MEAN	N-SMF1-PST	2.50	0.00	0.91	-0.0010	1.21	1.21	270
MEAN	N-WL-01-PRE	3.00	0.00	1.68	0.0003	7.39	6.08	49180
MEAN	N-WL-01A-PRE	3.50	0.00	1.67	-0.0017	6.08	3.93	100
MEAN	SMF-1	5.00	5.00	3.97	0.0010	2.60	0.10	10423
MEAN	SMF-2	5.00	5.00	3.64	0.0006	3.64	0.19	9715

NODAL TIME SERIES REPORT
(EVENT VOLUME RESULTS)

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	0.0000	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	0.2503	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	0.5022	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	0.7575	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	1.0075	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	1.2575	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	1.5075	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	1.7575	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	2.0075	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	2.2575	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	2.5075	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	2.7575	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	3.0075	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	3.2575	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	3.5003	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	3.7517	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	4.0005	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	4.2508	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	4.5002	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	4.7504	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	5.0002	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	5.2502	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	5.5002	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	5.7501	4
Scenario1	100Y024H	BNDRY-RIVER-PRE	6.0000	16
Scenario1	100Y024H	BNDRY-RIVER-PRE	6.2502	43
Scenario1	100Y024H	BNDRY-RIVER-PRE	6.5006	84
Scenario1	100Y024H	BNDRY-RIVER-PRE	6.7515	143
Scenario1	100Y024H	BNDRY-RIVER-PRE	7.0018	222
Scenario1	100Y024H	BNDRY-RIVER-PRE	7.2513	322
Scenario1	100Y024H	BNDRY-RIVER-PRE	7.5001	446
Scenario1	100Y024H	BNDRY-RIVER-PRE	7.7508	599
Scenario1	100Y024H	BNDRY-RIVER-PRE	8.0015	785
Scenario1	100Y024H	BNDRY-RIVER-PRE	8.2505	1009
Scenario1	100Y024H	BNDRY-RIVER-PRE	8.5003	1268
Scenario1	100Y024H	BNDRY-RIVER-PRE	8.7511	1562
Scenario1	100Y024H	BNDRY-RIVER-PRE	9.0015	1907
Scenario1	100Y024H	BNDRY-RIVER-PRE	9.2502	2330
Scenario1	100Y024H	BNDRY-RIVER-PRE	9.5004	3218
Scenario1	100Y024H	BNDRY-RIVER-PRE	9.7509	4503
Scenario1	100Y024H	BNDRY-RIVER-PRE	10.0010	5994

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	10.2504	7638
Scenario1	100Y024H	BNDRY-RIVER-PRE	10.5004	9425
Scenario1	100Y024H	BNDRY-RIVER-PRE	10.7503	11408
Scenario1	100Y024H	BNDRY-RIVER-PRE	11.0002	13550
Scenario1	100Y024H	BNDRY-RIVER-PRE	11.2501	14640
Scenario1	100Y024H	BNDRY-RIVER-PRE	11.5000	15321
Scenario1	100Y024H	BNDRY-RIVER-PRE	11.7501	15930
Scenario1	100Y024H	BNDRY-RIVER-PRE	12.0000	18150
Scenario1	100Y024H	BNDRY-RIVER-PRE	12.2500	23407
Scenario1	100Y024H	BNDRY-RIVER-PRE	12.5000	31502
Scenario1	100Y024H	BNDRY-RIVER-PRE	12.7500	39973
Scenario1	100Y024H	BNDRY-RIVER-PRE	13.0000	49269
Scenario1	100Y024H	BNDRY-RIVER-PRE	13.2500	59221
Scenario1	100Y024H	BNDRY-RIVER-PRE	13.5000	69669
Scenario1	100Y024H	BNDRY-RIVER-PRE	13.7500	80443
Scenario1	100Y024H	BNDRY-RIVER-PRE	14.0000	91374
Scenario1	100Y024H	BNDRY-RIVER-PRE	14.2500	102397
Scenario1	100Y024H	BNDRY-RIVER-PRE	14.5001	113450
Scenario1	100Y024H	BNDRY-RIVER-PRE	14.7501	124495
Scenario1	100Y024H	BNDRY-RIVER-PRE	15.0004	135503
Scenario1	100Y024H	BNDRY-RIVER-PRE	15.2503	146445
Scenario1	100Y024H	BNDRY-RIVER-PRE	15.5000	157301
Scenario1	100Y024H	BNDRY-RIVER-PRE	15.7501	168051
Scenario1	100Y024H	BNDRY-RIVER-PRE	16.0002	178604
Scenario1	100Y024H	BNDRY-RIVER-PRE	16.2501	188864
Scenario1	100Y024H	BNDRY-RIVER-PRE	16.5002	198797
Scenario1	100Y024H	BNDRY-RIVER-PRE	16.7501	207631
Scenario1	100Y024H	BNDRY-RIVER-PRE	17.0000	215052
Scenario1	100Y024H	BNDRY-RIVER-PRE	17.2502	222092
Scenario1	100Y024H	BNDRY-RIVER-PRE	17.5000	228998
Scenario1	100Y024H	BNDRY-RIVER-PRE	17.7501	235861
Scenario1	100Y024H	BNDRY-RIVER-PRE	18.0004	242707
Scenario1	100Y024H	BNDRY-RIVER-PRE	18.2504	249524
Scenario1	100Y024H	BNDRY-RIVER-PRE	18.5001	256351
Scenario1	100Y024H	BNDRY-RIVER-PRE	18.7501	263196
Scenario1	100Y024H	BNDRY-RIVER-PRE	19.0005	270049
Scenario1	100Y024H	BNDRY-RIVER-PRE	19.2506	276898
Scenario1	100Y024H	BNDRY-RIVER-PRE	19.5001	283729
Scenario1	100Y024H	BNDRY-RIVER-PRE	19.7503	290595
Scenario1	100Y024H	BNDRY-RIVER-PRE	20.0001	297467
Scenario1	100Y024H	BNDRY-RIVER-PRE	20.2501	304356

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	20.5001	311245
Scenario1	100Y024H	BNDRY-RIVER-PRE	20.7500	318132
Scenario1	100Y024H	BNDRY-RIVER-PRE	21.0001	325025
Scenario1	100Y024H	BNDRY-RIVER-PRE	21.2500	331935
Scenario1	100Y024H	BNDRY-RIVER-PRE	21.5000	338845
Scenario1	100Y024H	BNDRY-RIVER-PRE	21.7500	345664
Scenario1	100Y024H	BNDRY-RIVER-PRE	22.0000	352427
Scenario1	100Y024H	BNDRY-RIVER-PRE	22.2500	359136
Scenario1	100Y024H	BNDRY-RIVER-PRE	22.5000	365791
Scenario1	100Y024H	BNDRY-RIVER-PRE	22.7500	372383
Scenario1	100Y024H	BNDRY-RIVER-PRE	23.0000	378905
Scenario1	100Y024H	BNDRY-RIVER-PRE	23.2500	385353
Scenario1	100Y024H	BNDRY-RIVER-PRE	23.5000	391726
Scenario1	100Y024H	BNDRY-RIVER-PRE	23.7500	398023
Scenario1	100Y024H	BNDRY-RIVER-PRE	24.0000	404232
Scenario1	100Y024H	BNDRY-RIVER-PRE	24.2500	410309
Scenario1	100Y024H	BNDRY-RIVER-PRE	24.5000	416207
Scenario1	100Y024H	BNDRY-RIVER-PRE	24.7500	421920
Scenario1	100Y024H	BNDRY-RIVER-PRE	25.0000	427451
Scenario1	100Y024H	BNDRY-RIVER-PRE	25.2500	432812
Scenario1	100Y024H	BNDRY-RIVER-PRE	25.5000	438020
Scenario1	100Y024H	BNDRY-RIVER-PRE	25.7500	443087
Scenario1	100Y024H	BNDRY-RIVER-PRE	26.0000	448025
Scenario1	100Y024H	BNDRY-RIVER-PRE	26.2500	452825
Scenario1	100Y024H	BNDRY-RIVER-PRE	26.5000	457492
Scenario1	100Y024H	BNDRY-RIVER-PRE	26.7500	462030
Scenario1	100Y024H	BNDRY-RIVER-PRE	27.0000	466426
Scenario1	100Y024H	BNDRY-RIVER-PRE	27.2500	470680
Scenario1	100Y024H	BNDRY-RIVER-PRE	27.5000	474777
Scenario1	100Y024H	BNDRY-RIVER-PRE	27.7503	478714
Scenario1	100Y024H	BNDRY-RIVER-PRE	28.0000	481499
Scenario1	100Y024H	BNDRY-RIVER-PRE	28.2511	482259
Scenario1	100Y024H	BNDRY-RIVER-PRE	28.5007	482646
Scenario1	100Y024H	BNDRY-RIVER-PRE	28.7514	482987
Scenario1	100Y024H	BNDRY-RIVER-PRE	29.0009	483310
Scenario1	100Y024H	BNDRY-RIVER-PRE	29.2510	483620
Scenario1	100Y024H	BNDRY-RIVER-PRE	29.5042	483918
Scenario1	100Y024H	BNDRY-RIVER-PRE	29.7536	484198
Scenario1	100Y024H	BNDRY-RIVER-PRE	30.0009	484464
Scenario1	100Y024H	BNDRY-RIVER-PRE	30.2520	484722
Scenario1	100Y024H	BNDRY-RIVER-PRE	30.5016	484967

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	30.7516	485206
Scenario1	100Y024H	BNDRY-RIVER-PRE	31.0026	485448
Scenario1	100Y024H	BNDRY-RIVER-PRE	31.2508	485677
Scenario1	100Y024H	BNDRY-RIVER-PRE	31.5020	485898
Scenario1	100Y024H	BNDRY-RIVER-PRE	31.7527	486109
Scenario1	100Y024H	BNDRY-RIVER-PRE	32.0023	486311
Scenario1	100Y024H	BNDRY-RIVER-PRE	32.2525	486504
Scenario1	100Y024H	BNDRY-RIVER-PRE	32.5018	486689
Scenario1	100Y024H	BNDRY-RIVER-PRE	32.7508	486867
Scenario1	100Y024H	BNDRY-RIVER-PRE	33.0006	487037
Scenario1	100Y024H	BNDRY-RIVER-PRE	33.2500	487201
Scenario1	100Y024H	BNDRY-RIVER-PRE	33.5001	487359
Scenario1	100Y024H	BNDRY-RIVER-PRE	33.7511	487511
Scenario1	100Y024H	BNDRY-RIVER-PRE	34.0002	487656
Scenario1	100Y024H	BNDRY-RIVER-PRE	34.2561	487800
Scenario1	100Y024H	BNDRY-RIVER-PRE	34.5076	487936
Scenario1	100Y024H	BNDRY-RIVER-PRE	34.7576	488066
Scenario1	100Y024H	BNDRY-RIVER-PRE	35.0026	488189
Scenario1	100Y024H	BNDRY-RIVER-PRE	35.2576	488312
Scenario1	100Y024H	BNDRY-RIVER-PRE	35.5019	488426
Scenario1	100Y024H	BNDRY-RIVER-PRE	35.7534	488539
Scenario1	100Y024H	BNDRY-RIVER-PRE	36.0044	488649
Scenario1	100Y024H	BNDRY-RIVER-PRE	36.2534	488753
Scenario1	100Y024H	BNDRY-RIVER-PRE	36.5034	488855
Scenario1	100Y024H	BNDRY-RIVER-PRE	36.7534	488953
Scenario1	100Y024H	BNDRY-RIVER-PRE	37.0034	489048
Scenario1	100Y024H	BNDRY-RIVER-PRE	37.2534	489140
Scenario1	100Y024H	BNDRY-RIVER-PRE	37.5034	489229
Scenario1	100Y024H	BNDRY-RIVER-PRE	37.7534	489315
Scenario1	100Y024H	BNDRY-RIVER-PRE	38.0034	489398
Scenario1	100Y024H	BNDRY-RIVER-PRE	38.2534	489479
Scenario1	100Y024H	BNDRY-RIVER-PRE	38.5034	489557
Scenario1	100Y024H	BNDRY-RIVER-PRE	38.7534	489633
Scenario1	100Y024H	BNDRY-RIVER-PRE	39.0034	489707
Scenario1	100Y024H	BNDRY-RIVER-PRE	39.2534	489778
Scenario1	100Y024H	BNDRY-RIVER-PRE	39.5034	489847
Scenario1	100Y024H	BNDRY-RIVER-PRE	39.7534	489914
Scenario1	100Y024H	BNDRY-RIVER-PRE	40.0034	489980
Scenario1	100Y024H	BNDRY-RIVER-PRE	40.2534	490043
Scenario1	100Y024H	BNDRY-RIVER-PRE	40.5034	490105
Scenario1	100Y024H	BNDRY-RIVER-PRE	40.7534	490165

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	41.0034	490223
Scenario1	100Y024H	BNDRY-RIVER-PRE	41.2534	490280
Scenario1	100Y024H	BNDRY-RIVER-PRE	41.5034	490335
Scenario1	100Y024H	BNDRY-RIVER-PRE	41.7534	490388
Scenario1	100Y024H	BNDRY-RIVER-PRE	42.0034	490441
Scenario1	100Y024H	BNDRY-RIVER-PRE	42.2534	490491
Scenario1	100Y024H	BNDRY-RIVER-PRE	42.5034	490540
Scenario1	100Y024H	BNDRY-RIVER-PRE	42.7534	490588
Scenario1	100Y024H	BNDRY-RIVER-PRE	43.0034	490635
Scenario1	100Y024H	BNDRY-RIVER-PRE	43.2534	490680
Scenario1	100Y024H	BNDRY-RIVER-PRE	43.5034	490725
Scenario1	100Y024H	BNDRY-RIVER-PRE	43.7534	490769
Scenario1	100Y024H	BNDRY-RIVER-PRE	44.0034	490812
Scenario1	100Y024H	BNDRY-RIVER-PRE	44.2534	490854
Scenario1	100Y024H	BNDRY-RIVER-PRE	44.5034	490895
Scenario1	100Y024H	BNDRY-RIVER-PRE	44.7534	490936
Scenario1	100Y024H	BNDRY-RIVER-PRE	45.0034	490975
Scenario1	100Y024H	BNDRY-RIVER-PRE	45.2534	491012
Scenario1	100Y024H	BNDRY-RIVER-PRE	45.5034	491049
Scenario1	100Y024H	BNDRY-RIVER-PRE	45.7534	491085
Scenario1	100Y024H	BNDRY-RIVER-PRE	46.0034	491120
Scenario1	100Y024H	BNDRY-RIVER-PRE	46.2534	491155
Scenario1	100Y024H	BNDRY-RIVER-PRE	46.5034	491188
Scenario1	100Y024H	BNDRY-RIVER-PRE	46.7534	491221
Scenario1	100Y024H	BNDRY-RIVER-PRE	47.0034	491253
Scenario1	100Y024H	BNDRY-RIVER-PRE	47.2534	491284
Scenario1	100Y024H	BNDRY-RIVER-PRE	47.5034	491315
Scenario1	100Y024H	BNDRY-RIVER-PRE	47.7534	491344
Scenario1	100Y024H	BNDRY-RIVER-PRE	48.0001	491372
Scenario1	100Y024H	BNDRY-RIVER-PRE	48.2518	491400
Scenario1	100Y024H	BNDRY-RIVER-PRE	48.5022	491429
Scenario1	100Y024H	BNDRY-RIVER-PRE	48.7517	491456
Scenario1	100Y024H	BNDRY-RIVER-PRE	49.0049	491484
Scenario1	100Y024H	BNDRY-RIVER-PRE	49.2515	491509
Scenario1	100Y024H	BNDRY-RIVER-PRE	49.5003	491536
Scenario1	100Y024H	BNDRY-RIVER-PRE	49.7507	491561
Scenario1	100Y024H	BNDRY-RIVER-PRE	50.0025	491586
Scenario1	100Y024H	BNDRY-RIVER-PRE	50.2549	491611
Scenario1	100Y024H	BNDRY-RIVER-PRE	50.5039	491635
Scenario1	100Y024H	BNDRY-RIVER-PRE	50.7525	491659
Scenario1	100Y024H	BNDRY-RIVER-PRE	51.0009	491682

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	51.2539	491703
Scenario1	100Y024H	BNDRY-RIVER-PRE	51.5029	491719
Scenario1	100Y024H	BNDRY-RIVER-PRE	51.7529	491736
Scenario1	100Y024H	BNDRY-RIVER-PRE	52.0029	491751
Scenario1	100Y024H	BNDRY-RIVER-PRE	52.2529	491767
Scenario1	100Y024H	BNDRY-RIVER-PRE	52.5029	491782
Scenario1	100Y024H	BNDRY-RIVER-PRE	52.7529	491798
Scenario1	100Y024H	BNDRY-RIVER-PRE	53.0029	491812
Scenario1	100Y024H	BNDRY-RIVER-PRE	53.2529	491827
Scenario1	100Y024H	BNDRY-RIVER-PRE	53.5029	491842
Scenario1	100Y024H	BNDRY-RIVER-PRE	53.7529	491856
Scenario1	100Y024H	BNDRY-RIVER-PRE	54.0029	491870
Scenario1	100Y024H	BNDRY-RIVER-PRE	54.2529	491884
Scenario1	100Y024H	BNDRY-RIVER-PRE	54.5029	491898
Scenario1	100Y024H	BNDRY-RIVER-PRE	54.7511	491911
Scenario1	100Y024H	BNDRY-RIVER-PRE	55.0012	491925
Scenario1	100Y024H	BNDRY-RIVER-PRE	55.2570	491939
Scenario1	100Y024H	BNDRY-RIVER-PRE	55.5013	491951
Scenario1	100Y024H	BNDRY-RIVER-PRE	55.7539	491964
Scenario1	100Y024H	BNDRY-RIVER-PRE	56.0028	491977
Scenario1	100Y024H	BNDRY-RIVER-PRE	56.2528	491990
Scenario1	100Y024H	BNDRY-RIVER-PRE	56.5014	492002
Scenario1	100Y024H	BNDRY-RIVER-PRE	56.7508	492014
Scenario1	100Y024H	BNDRY-RIVER-PRE	57.0019	492026
Scenario1	100Y024H	BNDRY-RIVER-PRE	57.2544	492039
Scenario1	100Y024H	BNDRY-RIVER-PRE	57.5034	492051
Scenario1	100Y024H	BNDRY-RIVER-PRE	57.7534	492062
Scenario1	100Y024H	BNDRY-RIVER-PRE	58.0052	492074
Scenario1	100Y024H	BNDRY-RIVER-PRE	58.2572	492086
Scenario1	100Y024H	BNDRY-RIVER-PRE	58.5012	492097
Scenario1	100Y024H	BNDRY-RIVER-PRE	58.7527	492108
Scenario1	100Y024H	BNDRY-RIVER-PRE	59.0047	492120
Scenario1	100Y024H	BNDRY-RIVER-PRE	59.2529	492130
Scenario1	100Y024H	BNDRY-RIVER-PRE	59.5029	492141
Scenario1	100Y024H	BNDRY-RIVER-PRE	59.7529	492151
Scenario1	100Y024H	BNDRY-RIVER-PRE	60.0029	492161
Scenario1	100Y024H	BNDRY-RIVER-PRE	60.2529	492172
Scenario1	100Y024H	BNDRY-RIVER-PRE	60.5030	492182
Scenario1	100Y024H	BNDRY-RIVER-PRE	60.7556	492192
Scenario1	100Y024H	BNDRY-RIVER-PRE	61.0048	492203
Scenario1	100Y024H	BNDRY-RIVER-PRE	61.2511	492212

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	61.5039	492222
Scenario1	100Y024H	BNDRY-RIVER-PRE	61.7537	492232
Scenario1	100Y024H	BNDRY-RIVER-PRE	62.0018	492242
Scenario1	100Y024H	BNDRY-RIVER-PRE	62.2521	492252
Scenario1	100Y024H	BNDRY-RIVER-PRE	62.5006	492261
Scenario1	100Y024H	BNDRY-RIVER-PRE	62.7506	492271
Scenario1	100Y024H	BNDRY-RIVER-PRE	63.0047	492280
Scenario1	100Y024H	BNDRY-RIVER-PRE	63.2504	492290
Scenario1	100Y024H	BNDRY-RIVER-PRE	63.5004	492299
Scenario1	100Y024H	BNDRY-RIVER-PRE	63.7531	492308
Scenario1	100Y024H	BNDRY-RIVER-PRE	64.0046	492317
Scenario1	100Y024H	BNDRY-RIVER-PRE	64.2547	492326
Scenario1	100Y024H	BNDRY-RIVER-PRE	64.5069	492335
Scenario1	100Y024H	BNDRY-RIVER-PRE	64.7542	492343
Scenario1	100Y024H	BNDRY-RIVER-PRE	65.0067	492352
Scenario1	100Y024H	BNDRY-RIVER-PRE	65.2530	492361
Scenario1	100Y024H	BNDRY-RIVER-PRE	65.5082	492369
Scenario1	100Y024H	BNDRY-RIVER-PRE	65.7513	492377
Scenario1	100Y024H	BNDRY-RIVER-PRE	66.0005	492386
Scenario1	100Y024H	BNDRY-RIVER-PRE	66.2528	492394
Scenario1	100Y024H	BNDRY-RIVER-PRE	66.5073	492403
Scenario1	100Y024H	BNDRY-RIVER-PRE	66.7535	492410
Scenario1	100Y024H	BNDRY-RIVER-PRE	67.0079	492419
Scenario1	100Y024H	BNDRY-RIVER-PRE	67.2558	492426
Scenario1	100Y024H	BNDRY-RIVER-PRE	67.5012	492434
Scenario1	100Y024H	BNDRY-RIVER-PRE	67.7570	492442
Scenario1	100Y024H	BNDRY-RIVER-PRE	68.0030	492450
Scenario1	100Y024H	BNDRY-RIVER-PRE	68.2554	492458
Scenario1	100Y024H	BNDRY-RIVER-PRE	68.5022	492465
Scenario1	100Y024H	BNDRY-RIVER-PRE	68.7529	492472
Scenario1	100Y024H	BNDRY-RIVER-PRE	69.0061	492480
Scenario1	100Y024H	BNDRY-RIVER-PRE	69.2561	492487
Scenario1	100Y024H	BNDRY-RIVER-PRE	69.5061	492495
Scenario1	100Y024H	BNDRY-RIVER-PRE	69.7561	492502
Scenario1	100Y024H	BNDRY-RIVER-PRE	70.0061	492509
Scenario1	100Y024H	BNDRY-RIVER-PRE	70.2561	492516
Scenario1	100Y024H	BNDRY-RIVER-PRE	70.5061	492524
Scenario1	100Y024H	BNDRY-RIVER-PRE	70.7561	492531
Scenario1	100Y024H	BNDRY-RIVER-PRE	71.0061	492538
Scenario1	100Y024H	BNDRY-RIVER-PRE	71.2561	492545
Scenario1	100Y024H	BNDRY-RIVER-PRE	71.5061	492552

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	71.7561	492559
Scenario1	100Y024H	BNDRY-RIVER-PRE	72.0061	492566
Scenario1	100Y024H	BNDRY-RIVER-PRE	72.2561	492573
Scenario1	100Y024H	BNDRY-RIVER-PRE	72.5061	492580
Scenario1	100Y024H	BNDRY-RIVER-PRE	72.7561	492586
Scenario1	100Y024H	BNDRY-RIVER-PRE	73.0061	492593
Scenario1	100Y024H	BNDRY-RIVER-PRE	73.2561	492599
Scenario1	100Y024H	BNDRY-RIVER-PRE	73.5061	492606
Scenario1	100Y024H	BNDRY-RIVER-PRE	73.7561	492613
Scenario1	100Y024H	BNDRY-RIVER-PRE	74.0061	492619
Scenario1	100Y024H	BNDRY-RIVER-PRE	74.2561	492626
Scenario1	100Y024H	BNDRY-RIVER-PRE	74.5061	492632
Scenario1	100Y024H	BNDRY-RIVER-PRE	74.7561	492638
Scenario1	100Y024H	BNDRY-RIVER-PRE	75.0061	492644
Scenario1	100Y024H	BNDRY-RIVER-PRE	75.2561	492651
Scenario1	100Y024H	BNDRY-RIVER-PRE	75.5061	492657
Scenario1	100Y024H	BNDRY-RIVER-PRE	75.7561	492663
Scenario1	100Y024H	BNDRY-RIVER-PRE	76.0061	492670
Scenario1	100Y024H	BNDRY-RIVER-PRE	76.2561	492676
Scenario1	100Y024H	BNDRY-RIVER-PRE	76.5061	492683
Scenario1	100Y024H	BNDRY-RIVER-PRE	76.7561	492689
Scenario1	100Y024H	BNDRY-RIVER-PRE	77.0061	492695
Scenario1	100Y024H	BNDRY-RIVER-PRE	77.2561	492701
Scenario1	100Y024H	BNDRY-RIVER-PRE	77.5061	492708
Scenario1	100Y024H	BNDRY-RIVER-PRE	77.7561	492714
Scenario1	100Y024H	BNDRY-RIVER-PRE	78.0061	492720
Scenario1	100Y024H	BNDRY-RIVER-PRE	78.2561	492726
Scenario1	100Y024H	BNDRY-RIVER-PRE	78.5061	492732
Scenario1	100Y024H	BNDRY-RIVER-PRE	78.7561	492738
Scenario1	100Y024H	BNDRY-RIVER-PRE	79.0061	492744
Scenario1	100Y024H	BNDRY-RIVER-PRE	79.2561	492750
Scenario1	100Y024H	BNDRY-RIVER-PRE	79.5061	492755
Scenario1	100Y024H	BNDRY-RIVER-PRE	79.7561	492761
Scenario1	100Y024H	BNDRY-RIVER-PRE	80.0061	492767
Scenario1	100Y024H	BNDRY-RIVER-PRE	80.2561	492772
Scenario1	100Y024H	BNDRY-RIVER-PRE	80.5061	492778
Scenario1	100Y024H	BNDRY-RIVER-PRE	80.7561	492783
Scenario1	100Y024H	BNDRY-RIVER-PRE	81.0061	492789
Scenario1	100Y024H	BNDRY-RIVER-PRE	81.2561	492794
Scenario1	100Y024H	BNDRY-RIVER-PRE	81.5061	492800
Scenario1	100Y024H	BNDRY-RIVER-PRE	81.7561	492805

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	82.0061	492810
Scenario1	100Y024H	BNDRY-RIVER-PRE	82.2561	492815
Scenario1	100Y024H	BNDRY-RIVER-PRE	82.5061	492820
Scenario1	100Y024H	BNDRY-RIVER-PRE	82.7561	492825
Scenario1	100Y024H	BNDRY-RIVER-PRE	83.0061	492830
Scenario1	100Y024H	BNDRY-RIVER-PRE	83.2561	492835
Scenario1	100Y024H	BNDRY-RIVER-PRE	83.5061	492840
Scenario1	100Y024H	BNDRY-RIVER-PRE	83.7561	492845
Scenario1	100Y024H	BNDRY-RIVER-PRE	84.0061	492850
Scenario1	100Y024H	BNDRY-RIVER-PRE	84.2561	492854
Scenario1	100Y024H	BNDRY-RIVER-PRE	84.5061	492859
Scenario1	100Y024H	BNDRY-RIVER-PRE	84.7561	492863
Scenario1	100Y024H	BNDRY-RIVER-PRE	85.0061	492868
Scenario1	100Y024H	BNDRY-RIVER-PRE	85.2561	492872
Scenario1	100Y024H	BNDRY-RIVER-PRE	85.5061	492876
Scenario1	100Y024H	BNDRY-RIVER-PRE	85.7561	492881
Scenario1	100Y024H	BNDRY-RIVER-PRE	86.0061	492885
Scenario1	100Y024H	BNDRY-RIVER-PRE	86.2561	492889
Scenario1	100Y024H	BNDRY-RIVER-PRE	86.5061	492893
Scenario1	100Y024H	BNDRY-RIVER-PRE	86.7561	492897
Scenario1	100Y024H	BNDRY-RIVER-PRE	87.0061	492901
Scenario1	100Y024H	BNDRY-RIVER-PRE	87.2561	492904
Scenario1	100Y024H	BNDRY-RIVER-PRE	87.5061	492908
Scenario1	100Y024H	BNDRY-RIVER-PRE	87.7561	492912
Scenario1	100Y024H	BNDRY-RIVER-PRE	88.0061	492916
Scenario1	100Y024H	BNDRY-RIVER-PRE	88.2561	492919
Scenario1	100Y024H	BNDRY-RIVER-PRE	88.5061	492923
Scenario1	100Y024H	BNDRY-RIVER-PRE	88.7561	492927
Scenario1	100Y024H	BNDRY-RIVER-PRE	89.0061	492930
Scenario1	100Y024H	BNDRY-RIVER-PRE	89.2561	492934
Scenario1	100Y024H	BNDRY-RIVER-PRE	89.5061	492937
Scenario1	100Y024H	BNDRY-RIVER-PRE	89.7561	492941
Scenario1	100Y024H	BNDRY-RIVER-PRE	90.0061	492944
Scenario1	100Y024H	BNDRY-RIVER-PRE	90.2561	492948
Scenario1	100Y024H	BNDRY-RIVER-PRE	90.5061	492951
Scenario1	100Y024H	BNDRY-RIVER-PRE	90.7561	492955
Scenario1	100Y024H	BNDRY-RIVER-PRE	91.0061	492958
Scenario1	100Y024H	BNDRY-RIVER-PRE	91.2561	492962
Scenario1	100Y024H	BNDRY-RIVER-PRE	91.5061	492965
Scenario1	100Y024H	BNDRY-RIVER-PRE	91.7561	492968
Scenario1	100Y024H	BNDRY-RIVER-PRE	92.0061	492971

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	92.2561	492975
Scenario1	100Y024H	BNDRY-RIVER-PRE	92.5061	492978
Scenario1	100Y024H	BNDRY-RIVER-PRE	92.7561	492981
Scenario1	100Y024H	BNDRY-RIVER-PRE	93.0061	492984
Scenario1	100Y024H	BNDRY-RIVER-PRE	93.2561	492988
Scenario1	100Y024H	BNDRY-RIVER-PRE	93.5061	492991
Scenario1	100Y024H	BNDRY-RIVER-PRE	93.7561	492994
Scenario1	100Y024H	BNDRY-RIVER-PRE	94.0061	492997
Scenario1	100Y024H	BNDRY-RIVER-PRE	94.2561	493000
Scenario1	100Y024H	BNDRY-RIVER-PRE	94.5061	493003
Scenario1	100Y024H	BNDRY-RIVER-PRE	94.7561	493006
Scenario1	100Y024H	BNDRY-RIVER-PRE	95.0061	493009
Scenario1	100Y024H	BNDRY-RIVER-PRE	95.2561	493012
Scenario1	100Y024H	BNDRY-RIVER-PRE	95.5061	493015
Scenario1	100Y024H	BNDRY-RIVER-PRE	95.7561	493018
Scenario1	100Y024H	BNDRY-RIVER-PRE	96.0061	493021
Scenario1	100Y024H	BNDRY-RIVER-PRE	96.2561	493024
Scenario1	100Y024H	BNDRY-RIVER-PRE	96.5061	493027
Scenario1	100Y024H	BNDRY-RIVER-PRE	96.7561	493030
Scenario1	100Y024H	BNDRY-RIVER-PRE	97.0061	493032
Scenario1	100Y024H	BNDRY-RIVER-PRE	97.2561	493035
Scenario1	100Y024H	BNDRY-RIVER-PRE	97.5061	493038
Scenario1	100Y024H	BNDRY-RIVER-PRE	97.7561	493041
Scenario1	100Y024H	BNDRY-RIVER-PRE	98.0061	493044
Scenario1	100Y024H	BNDRY-RIVER-PRE	98.2561	493046
Scenario1	100Y024H	BNDRY-RIVER-PRE	98.5061	493049
Scenario1	100Y024H	BNDRY-RIVER-PRE	98.7561	493052
Scenario1	100Y024H	BNDRY-RIVER-PRE	99.0061	493055
Scenario1	100Y024H	BNDRY-RIVER-PRE	99.2561	493057
Scenario1	100Y024H	BNDRY-RIVER-PRE	99.5061	493060
Scenario1	100Y024H	BNDRY-RIVER-PRE	99.7561	493063
Scenario1	100Y024H	BNDRY-RIVER-PRE	100.0061	493065
Scenario1	100Y024H	BNDRY-RIVER-PRE	100.2561	493068
Scenario1	100Y024H	BNDRY-RIVER-PRE	100.5061	493071
Scenario1	100Y024H	BNDRY-RIVER-PRE	100.7561	493073
Scenario1	100Y024H	BNDRY-RIVER-PRE	101.0061	493076
Scenario1	100Y024H	BNDRY-RIVER-PRE	101.2561	493078
Scenario1	100Y024H	BNDRY-RIVER-PRE	101.5061	493081
Scenario1	100Y024H	BNDRY-RIVER-PRE	101.7561	493083
Scenario1	100Y024H	BNDRY-RIVER-PRE	102.0061	493086
Scenario1	100Y024H	BNDRY-RIVER-PRE	102.2561	493088

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	102.5061	493091
Scenario1	100Y024H	BNDRY-RIVER-PRE	102.7561	493093
Scenario1	100Y024H	BNDRY-RIVER-PRE	103.0061	493096
Scenario1	100Y024H	BNDRY-RIVER-PRE	103.2561	493098
Scenario1	100Y024H	BNDRY-RIVER-PRE	103.5061	493101
Scenario1	100Y024H	BNDRY-RIVER-PRE	103.7561	493103
Scenario1	100Y024H	BNDRY-RIVER-PRE	104.0061	493106
Scenario1	100Y024H	BNDRY-RIVER-PRE	104.2561	493108
Scenario1	100Y024H	BNDRY-RIVER-PRE	104.5061	493110
Scenario1	100Y024H	BNDRY-RIVER-PRE	104.7561	493113
Scenario1	100Y024H	BNDRY-RIVER-PRE	105.0061	493115
Scenario1	100Y024H	BNDRY-RIVER-PRE	105.2561	493117
Scenario1	100Y024H	BNDRY-RIVER-PRE	105.5061	493120
Scenario1	100Y024H	BNDRY-RIVER-PRE	105.7561	493122
Scenario1	100Y024H	BNDRY-RIVER-PRE	106.0061	493124
Scenario1	100Y024H	BNDRY-RIVER-PRE	106.2561	493127
Scenario1	100Y024H	BNDRY-RIVER-PRE	106.5061	493129
Scenario1	100Y024H	BNDRY-RIVER-PRE	106.7561	493131
Scenario1	100Y024H	BNDRY-RIVER-PRE	107.0061	493133
Scenario1	100Y024H	BNDRY-RIVER-PRE	107.2561	493135
Scenario1	100Y024H	BNDRY-RIVER-PRE	107.5061	493138
Scenario1	100Y024H	BNDRY-RIVER-PRE	107.7561	493140
Scenario1	100Y024H	BNDRY-RIVER-PRE	108.0061	493142
Scenario1	100Y024H	BNDRY-RIVER-PRE	108.2561	493144
Scenario1	100Y024H	BNDRY-RIVER-PRE	108.5061	493146
Scenario1	100Y024H	BNDRY-RIVER-PRE	108.7561	493149
Scenario1	100Y024H	BNDRY-RIVER-PRE	109.0061	493151
Scenario1	100Y024H	BNDRY-RIVER-PRE	109.2561	493153
Scenario1	100Y024H	BNDRY-RIVER-PRE	109.5061	493155
Scenario1	100Y024H	BNDRY-RIVER-PRE	109.7561	493157
Scenario1	100Y024H	BNDRY-RIVER-PRE	110.0061	493159
Scenario1	100Y024H	BNDRY-RIVER-PRE	110.2561	493161
Scenario1	100Y024H	BNDRY-RIVER-PRE	110.5061	493163
Scenario1	100Y024H	BNDRY-RIVER-PRE	110.7561	493165
Scenario1	100Y024H	BNDRY-RIVER-PRE	111.0061	493167
Scenario1	100Y024H	BNDRY-RIVER-PRE	111.2561	493169
Scenario1	100Y024H	BNDRY-RIVER-PRE	111.5061	493171
Scenario1	100Y024H	BNDRY-RIVER-PRE	111.7561	493173
Scenario1	100Y024H	BNDRY-RIVER-PRE	112.0061	493175
Scenario1	100Y024H	BNDRY-RIVER-PRE	112.2506	493177
Scenario1	100Y024H	BNDRY-RIVER-PRE	112.5016	493179

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	112.7506	493181
Scenario1	100Y024H	BNDRY-RIVER-PRE	113.0014	493183
Scenario1	100Y024H	BNDRY-RIVER-PRE	113.2535	493185
Scenario1	100Y024H	BNDRY-RIVER-PRE	113.5005	493187
Scenario1	100Y024H	BNDRY-RIVER-PRE	113.7501	493189
Scenario1	100Y024H	BNDRY-RIVER-PRE	114.0027	493190
Scenario1	100Y024H	BNDRY-RIVER-PRE	114.2545	493192
Scenario1	100Y024H	BNDRY-RIVER-PRE	114.5019	493194
Scenario1	100Y024H	BNDRY-RIVER-PRE	114.7511	493196
Scenario1	100Y024H	BNDRY-RIVER-PRE	115.0025	493198
Scenario1	100Y024H	BNDRY-RIVER-PRE	115.2546	493200
Scenario1	100Y024H	BNDRY-RIVER-PRE	115.5026	493201
Scenario1	100Y024H	BNDRY-RIVER-PRE	115.7507	493203
Scenario1	100Y024H	BNDRY-RIVER-PRE	116.0024	493205
Scenario1	100Y024H	BNDRY-RIVER-PRE	116.2509	493207
Scenario1	100Y024H	BNDRY-RIVER-PRE	116.5015	493209
Scenario1	100Y024H	BNDRY-RIVER-PRE	116.7563	493210
Scenario1	100Y024H	BNDRY-RIVER-PRE	117.0001	493212
Scenario1	100Y024H	BNDRY-RIVER-PRE	117.2508	493214
Scenario1	100Y024H	BNDRY-RIVER-PRE	117.5030	493216
Scenario1	100Y024H	BNDRY-RIVER-PRE	117.7529	493217
Scenario1	100Y024H	BNDRY-RIVER-PRE	118.0037	493219
Scenario1	100Y024H	BNDRY-RIVER-PRE	118.2537	493221
Scenario1	100Y024H	BNDRY-RIVER-PRE	118.5005	493222
Scenario1	100Y024H	BNDRY-RIVER-PRE	118.7533	493224
Scenario1	100Y024H	BNDRY-RIVER-PRE	119.0009	493226
Scenario1	100Y024H	BNDRY-RIVER-PRE	119.2565	493227
Scenario1	100Y024H	BNDRY-RIVER-PRE	119.5052	493229
Scenario1	100Y024H	BNDRY-RIVER-PRE	119.7528	493231
Scenario1	100Y024H	BNDRY-RIVER-PRE	120.0062	493232
Scenario1	100Y024H	BNDRY-RIVER-PRE	120.2504	493234
Scenario1	100Y024H	BNDRY-RIVER-PRE	120.5002	493236
Scenario1	100Y024H	BNDRY-RIVER-PRE	120.7526	493237
Scenario1	100Y024H	BNDRY-RIVER-PRE	121.0055	493239
Scenario1	100Y024H	BNDRY-RIVER-PRE	121.2542	493240
Scenario1	100Y024H	BNDRY-RIVER-PRE	121.5007	493242
Scenario1	100Y024H	BNDRY-RIVER-PRE	121.7530	493243
Scenario1	100Y024H	BNDRY-RIVER-PRE	122.0000	493245
Scenario1	100Y024H	BNDRY-RIVER-PRE	122.2567	493247
Scenario1	100Y024H	BNDRY-RIVER-PRE	122.5057	493248
Scenario1	100Y024H	BNDRY-RIVER-PRE	122.7541	493250

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	123.0056	493251
Scenario1	100Y024H	BNDRY-RIVER-PRE	123.2502	493253
Scenario1	100Y024H	BNDRY-RIVER-PRE	123.5022	493254
Scenario1	100Y024H	BNDRY-RIVER-PRE	123.7542	493256
Scenario1	100Y024H	BNDRY-RIVER-PRE	124.0041	493257
Scenario1	100Y024H	BNDRY-RIVER-PRE	124.2550	493259
Scenario1	100Y024H	BNDRY-RIVER-PRE	124.5001	493260
Scenario1	100Y024H	BNDRY-RIVER-PRE	124.7503	493262
Scenario1	100Y024H	BNDRY-RIVER-PRE	125.0003	493263
Scenario1	100Y024H	BNDRY-RIVER-PRE	125.2517	493265
Scenario1	100Y024H	BNDRY-RIVER-PRE	125.5015	493266
Scenario1	100Y024H	BNDRY-RIVER-PRE	125.7526	493268
Scenario1	100Y024H	BNDRY-RIVER-PRE	126.0033	493269
Scenario1	100Y024H	BNDRY-RIVER-PRE	126.2533	493271
Scenario1	100Y024H	BNDRY-RIVER-PRE	126.5024	493272
Scenario1	100Y024H	BNDRY-RIVER-PRE	126.7544	493273
Scenario1	100Y024H	BNDRY-RIVER-PRE	127.0036	493275
Scenario1	100Y024H	BNDRY-RIVER-PRE	127.2539	493276
Scenario1	100Y024H	BNDRY-RIVER-PRE	127.5029	493278
Scenario1	100Y024H	BNDRY-RIVER-PRE	127.7544	493279
Scenario1	100Y024H	BNDRY-RIVER-PRE	128.0038	493280
Scenario1	100Y024H	BNDRY-RIVER-PRE	128.2559	493282
Scenario1	100Y024H	BNDRY-RIVER-PRE	128.5049	493283
Scenario1	100Y024H	BNDRY-RIVER-PRE	128.7551	493285
Scenario1	100Y024H	BNDRY-RIVER-PRE	129.0018	493285
Scenario1	100Y024H	BNDRY-RIVER-PRE	129.2506	493286
Scenario1	100Y024H	BNDRY-RIVER-PRE	129.5011	493286
Scenario1	100Y024H	BNDRY-RIVER-PRE	129.7501	493287
Scenario1	100Y024H	BNDRY-RIVER-PRE	130.0056	493287
Scenario1	100Y024H	BNDRY-RIVER-PRE	130.2507	493288
Scenario1	100Y024H	BNDRY-RIVER-PRE	130.5052	493288
Scenario1	100Y024H	BNDRY-RIVER-PRE	130.7554	493289
Scenario1	100Y024H	BNDRY-RIVER-PRE	131.0007	493289
Scenario1	100Y024H	BNDRY-RIVER-PRE	131.2523	493290
Scenario1	100Y024H	BNDRY-RIVER-PRE	131.5017	493290
Scenario1	100Y024H	BNDRY-RIVER-PRE	131.7501	493291
Scenario1	100Y024H	BNDRY-RIVER-PRE	132.0029	493291
Scenario1	100Y024H	BNDRY-RIVER-PRE	132.2513	493292
Scenario1	100Y024H	BNDRY-RIVER-PRE	132.5035	493292
Scenario1	100Y024H	BNDRY-RIVER-PRE	132.7510	493293
Scenario1	100Y024H	BNDRY-RIVER-PRE	133.0026	493293

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	133.2526	493294
Scenario1	100Y024H	BNDRY-RIVER-PRE	133.5021	493294
Scenario1	100Y024H	BNDRY-RIVER-PRE	133.7548	493295
Scenario1	100Y024H	BNDRY-RIVER-PRE	134.0003	493295
Scenario1	100Y024H	BNDRY-RIVER-PRE	134.2506	493296
Scenario1	100Y024H	BNDRY-RIVER-PRE	134.5008	493296
Scenario1	100Y024H	BNDRY-RIVER-PRE	134.7500	493297
Scenario1	100Y024H	BNDRY-RIVER-PRE	135.0011	493297
Scenario1	100Y024H	BNDRY-RIVER-PRE	135.2554	493298
Scenario1	100Y024H	BNDRY-RIVER-PRE	135.5015	493298
Scenario1	100Y024H	BNDRY-RIVER-PRE	135.7513	493299
Scenario1	100Y024H	BNDRY-RIVER-PRE	136.0031	493299
Scenario1	100Y024H	BNDRY-RIVER-PRE	136.2503	493300
Scenario1	100Y024H	BNDRY-RIVER-PRE	136.5015	493300
Scenario1	100Y024H	BNDRY-RIVER-PRE	136.7514	493301
Scenario1	100Y024H	BNDRY-RIVER-PRE	137.0051	493301
Scenario1	100Y024H	BNDRY-RIVER-PRE	137.2531	493302
Scenario1	100Y024H	BNDRY-RIVER-PRE	137.5038	493302
Scenario1	100Y024H	BNDRY-RIVER-PRE	137.7534	493303
Scenario1	100Y024H	BNDRY-RIVER-PRE	138.0004	493303
Scenario1	100Y024H	BNDRY-RIVER-PRE	138.2527	493304
Scenario1	100Y024H	BNDRY-RIVER-PRE	138.5036	493304
Scenario1	100Y024H	BNDRY-RIVER-PRE	138.7514	493305
Scenario1	100Y024H	BNDRY-RIVER-PRE	139.0028	493305
Scenario1	100Y024H	BNDRY-RIVER-PRE	139.2523	493305
Scenario1	100Y024H	BNDRY-RIVER-PRE	139.5013	493306
Scenario1	100Y024H	BNDRY-RIVER-PRE	139.7534	493306
Scenario1	100Y024H	BNDRY-RIVER-PRE	140.0031	493307
Scenario1	100Y024H	BNDRY-RIVER-PRE	140.2546	493307
Scenario1	100Y024H	BNDRY-RIVER-PRE	140.5034	493308
Scenario1	100Y024H	BNDRY-RIVER-PRE	140.7519	493308
Scenario1	100Y024H	BNDRY-RIVER-PRE	141.0041	493309
Scenario1	100Y024H	BNDRY-RIVER-PRE	141.2515	493309
Scenario1	100Y024H	BNDRY-RIVER-PRE	141.5006	493310
Scenario1	100Y024H	BNDRY-RIVER-PRE	141.7544	493310
Scenario1	100Y024H	BNDRY-RIVER-PRE	142.0040	493311
Scenario1	100Y024H	BNDRY-RIVER-PRE	142.2506	493311
Scenario1	100Y024H	BNDRY-RIVER-PRE	142.5040	493311
Scenario1	100Y024H	BNDRY-RIVER-PRE	142.7528	493312
Scenario1	100Y024H	BNDRY-RIVER-PRE	143.0055	493312
Scenario1	100Y024H	BNDRY-RIVER-PRE	143.2527	493313

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	143.5025	493313
Scenario1	100Y024H	BNDRY-RIVER-PRE	143.7547	493314
Scenario1	100Y024H	BNDRY-RIVER-PRE	144.0015	493314
Scenario1	100Y024H	BNDRY-RIVER-PST	0.0000	0
Scenario1	100Y024H	BNDRY-RIVER-PST	0.2503	16
Scenario1	100Y024H	BNDRY-RIVER-PST	0.5022	16
Scenario1	100Y024H	BNDRY-RIVER-PST	0.7575	17
Scenario1	100Y024H	BNDRY-RIVER-PST	1.0075	17
Scenario1	100Y024H	BNDRY-RIVER-PST	1.2575	17
Scenario1	100Y024H	BNDRY-RIVER-PST	1.5075	18
Scenario1	100Y024H	BNDRY-RIVER-PST	1.7575	18
Scenario1	100Y024H	BNDRY-RIVER-PST	2.0075	18
Scenario1	100Y024H	BNDRY-RIVER-PST	2.2575	18
Scenario1	100Y024H	BNDRY-RIVER-PST	2.5075	18
Scenario1	100Y024H	BNDRY-RIVER-PST	2.7575	18
Scenario1	100Y024H	BNDRY-RIVER-PST	3.0075	18
Scenario1	100Y024H	BNDRY-RIVER-PST	3.2575	18
Scenario1	100Y024H	BNDRY-RIVER-PST	3.5003	18
Scenario1	100Y024H	BNDRY-RIVER-PST	3.7517	18
Scenario1	100Y024H	BNDRY-RIVER-PST	4.0005	18
Scenario1	100Y024H	BNDRY-RIVER-PST	4.2508	18
Scenario1	100Y024H	BNDRY-RIVER-PST	4.5002	18
Scenario1	100Y024H	BNDRY-RIVER-PST	4.7504	18
Scenario1	100Y024H	BNDRY-RIVER-PST	5.0002	18
Scenario1	100Y024H	BNDRY-RIVER-PST	5.2502	18
Scenario1	100Y024H	BNDRY-RIVER-PST	5.5002	18
Scenario1	100Y024H	BNDRY-RIVER-PST	5.7501	18
Scenario1	100Y024H	BNDRY-RIVER-PST	6.0000	18
Scenario1	100Y024H	BNDRY-RIVER-PST	6.2502	18
Scenario1	100Y024H	BNDRY-RIVER-PST	6.5006	18
Scenario1	100Y024H	BNDRY-RIVER-PST	6.7515	18
Scenario1	100Y024H	BNDRY-RIVER-PST	7.0018	18
Scenario1	100Y024H	BNDRY-RIVER-PST	7.2513	18
Scenario1	100Y024H	BNDRY-RIVER-PST	7.5001	18
Scenario1	100Y024H	BNDRY-RIVER-PST	7.7508	19
Scenario1	100Y024H	BNDRY-RIVER-PST	8.0015	24
Scenario1	100Y024H	BNDRY-RIVER-PST	8.2505	51
Scenario1	100Y024H	BNDRY-RIVER-PST	8.5003	271
Scenario1	100Y024H	BNDRY-RIVER-PST	8.7511	672
Scenario1	100Y024H	BNDRY-RIVER-PST	9.0015	1183
Scenario1	100Y024H	BNDRY-RIVER-PST	9.2502	1769

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	9.5004	2427
Scenario1	100Y024H	BNDRY-RIVER-PST	9.7509	3150
Scenario1	100Y024H	BNDRY-RIVER-PST	10.0010	3975
Scenario1	100Y024H	BNDRY-RIVER-PST	10.2504	4793
Scenario1	100Y024H	BNDRY-RIVER-PST	10.5004	5678
Scenario1	100Y024H	BNDRY-RIVER-PST	10.7503	6744
Scenario1	100Y024H	BNDRY-RIVER-PST	11.0002	7853
Scenario1	100Y024H	BNDRY-RIVER-PST	11.2501	9130
Scenario1	100Y024H	BNDRY-RIVER-PST	11.5000	10701
Scenario1	100Y024H	BNDRY-RIVER-PST	11.7501	12820
Scenario1	100Y024H	BNDRY-RIVER-PST	12.0000	18238
Scenario1	100Y024H	BNDRY-RIVER-PST	12.2500	33603
Scenario1	100Y024H	BNDRY-RIVER-PST	12.5000	51949
Scenario1	100Y024H	BNDRY-RIVER-PST	12.7500	67248
Scenario1	100Y024H	BNDRY-RIVER-PST	13.0000	79427
Scenario1	100Y024H	BNDRY-RIVER-PST	13.2500	90039
Scenario1	100Y024H	BNDRY-RIVER-PST	13.5000	99906
Scenario1	100Y024H	BNDRY-RIVER-PST	13.7500	109407
Scenario1	100Y024H	BNDRY-RIVER-PST	14.0000	118530
Scenario1	100Y024H	BNDRY-RIVER-PST	14.2500	127318
Scenario1	100Y024H	BNDRY-RIVER-PST	14.5001	135798
Scenario1	100Y024H	BNDRY-RIVER-PST	14.7501	144016
Scenario1	100Y024H	BNDRY-RIVER-PST	15.0004	151962
Scenario1	100Y024H	BNDRY-RIVER-PST	15.2503	159628
Scenario1	100Y024H	BNDRY-RIVER-PST	15.5000	166970
Scenario1	100Y024H	BNDRY-RIVER-PST	15.7501	173902
Scenario1	100Y024H	BNDRY-RIVER-PST	16.0002	179945
Scenario1	100Y024H	BNDRY-RIVER-PST	16.2501	185788
Scenario1	100Y024H	BNDRY-RIVER-PST	16.5002	191497
Scenario1	100Y024H	BNDRY-RIVER-PST	16.7501	197083
Scenario1	100Y024H	BNDRY-RIVER-PST	17.0000	202561
Scenario1	100Y024H	BNDRY-RIVER-PST	17.2502	207958
Scenario1	100Y024H	BNDRY-RIVER-PST	17.5000	213283
Scenario1	100Y024H	BNDRY-RIVER-PST	17.7501	218553
Scenario1	100Y024H	BNDRY-RIVER-PST	18.0004	223768
Scenario1	100Y024H	BNDRY-RIVER-PST	18.2504	228916
Scenario1	100Y024H	BNDRY-RIVER-PST	18.5001	234042
Scenario1	100Y024H	BNDRY-RIVER-PST	18.7501	239145
Scenario1	100Y024H	BNDRY-RIVER-PST	19.0005	244208
Scenario1	100Y024H	BNDRY-RIVER-PST	19.2506	249234
Scenario1	100Y024H	BNDRY-RIVER-PST	19.5001	254215

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	19.7503	259192
Scenario1	100Y024H	BNDRY-RIVER-PST	20.0001	264145
Scenario1	100Y024H	BNDRY-RIVER-PST	20.2501	269080
Scenario1	100Y024H	BNDRY-RIVER-PST	20.5001	273982
Scenario1	100Y024H	BNDRY-RIVER-PST	20.7500	278851
Scenario1	100Y024H	BNDRY-RIVER-PST	21.0001	283536
Scenario1	100Y024H	BNDRY-RIVER-PST	21.2500	287682
Scenario1	100Y024H	BNDRY-RIVER-PST	21.5000	291713
Scenario1	100Y024H	BNDRY-RIVER-PST	21.7500	295701
Scenario1	100Y024H	BNDRY-RIVER-PST	22.0000	299658
Scenario1	100Y024H	BNDRY-RIVER-PST	22.2500	303581
Scenario1	100Y024H	BNDRY-RIVER-PST	22.5000	307493
Scenario1	100Y024H	BNDRY-RIVER-PST	22.7500	311383
Scenario1	100Y024H	BNDRY-RIVER-PST	23.0000	315236
Scenario1	100Y024H	BNDRY-RIVER-PST	23.2500	319054
Scenario1	100Y024H	BNDRY-RIVER-PST	23.5000	322838
Scenario1	100Y024H	BNDRY-RIVER-PST	23.7500	326587
Scenario1	100Y024H	BNDRY-RIVER-PST	24.0000	330287
Scenario1	100Y024H	BNDRY-RIVER-PST	24.2500	333889
Scenario1	100Y024H	BNDRY-RIVER-PST	24.5000	337334
Scenario1	100Y024H	BNDRY-RIVER-PST	24.7500	340648
Scenario1	100Y024H	BNDRY-RIVER-PST	25.0000	343847
Scenario1	100Y024H	BNDRY-RIVER-PST	25.2500	346947
Scenario1	100Y024H	BNDRY-RIVER-PST	25.5000	349967
Scenario1	100Y024H	BNDRY-RIVER-PST	25.7500	352922
Scenario1	100Y024H	BNDRY-RIVER-PST	26.0000	355826
Scenario1	100Y024H	BNDRY-RIVER-PST	26.2500	358680
Scenario1	100Y024H	BNDRY-RIVER-PST	26.5000	361500
Scenario1	100Y024H	BNDRY-RIVER-PST	26.7500	364287
Scenario1	100Y024H	BNDRY-RIVER-PST	27.0000	367042
Scenario1	100Y024H	BNDRY-RIVER-PST	27.2500	369770
Scenario1	100Y024H	BNDRY-RIVER-PST	27.5000	372472
Scenario1	100Y024H	BNDRY-RIVER-PST	27.7503	375153
Scenario1	100Y024H	BNDRY-RIVER-PST	28.0000	377805
Scenario1	100Y024H	BNDRY-RIVER-PST	28.2511	380447
Scenario1	100Y024H	BNDRY-RIVER-PST	28.5007	383051
Scenario1	100Y024H	BNDRY-RIVER-PST	28.7514	385647
Scenario1	100Y024H	BNDRY-RIVER-PST	29.0009	388210
Scenario1	100Y024H	BNDRY-RIVER-PST	29.2510	390761
Scenario1	100Y024H	BNDRY-RIVER-PST	29.5042	393323
Scenario1	100Y024H	BNDRY-RIVER-PST	29.7536	395826

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	30.0009	398288
Scenario1	100Y024H	BNDRY-RIVER-PST	30.2520	400767
Scenario1	100Y024H	BNDRY-RIVER-PST	30.5016	403210
Scenario1	100Y024H	BNDRY-RIVER-PST	30.7516	405636
Scenario1	100Y024H	BNDRY-RIVER-PST	31.0026	408050
Scenario1	100Y024H	BNDRY-RIVER-PST	31.2508	410412
Scenario1	100Y024H	BNDRY-RIVER-PST	31.5020	412778
Scenario1	100Y024H	BNDRY-RIVER-PST	31.7527	415112
Scenario1	100Y024H	BNDRY-RIVER-PST	32.0023	417411
Scenario1	100Y024H	BNDRY-RIVER-PST	32.2525	419683
Scenario1	100Y024H	BNDRY-RIVER-PST	32.5018	421916
Scenario1	100Y024H	BNDRY-RIVER-PST	32.7508	424112
Scenario1	100Y024H	BNDRY-RIVER-PST	33.0006	426275
Scenario1	100Y024H	BNDRY-RIVER-PST	33.2500	428382
Scenario1	100Y024H	BNDRY-RIVER-PST	33.5001	429664
Scenario1	100Y024H	BNDRY-RIVER-PST	33.7511	430213
Scenario1	100Y024H	BNDRY-RIVER-PST	34.0002	430528
Scenario1	100Y024H	BNDRY-RIVER-PST	34.2561	430761
Scenario1	100Y024H	BNDRY-RIVER-PST	34.5076	430949
Scenario1	100Y024H	BNDRY-RIVER-PST	34.7576	431114
Scenario1	100Y024H	BNDRY-RIVER-PST	35.0026	431263
Scenario1	100Y024H	BNDRY-RIVER-PST	35.2576	431409
Scenario1	100Y024H	BNDRY-RIVER-PST	35.5019	431542
Scenario1	100Y024H	BNDRY-RIVER-PST	35.7534	431674
Scenario1	100Y024H	BNDRY-RIVER-PST	36.0044	431801
Scenario1	100Y024H	BNDRY-RIVER-PST	36.2534	431923
Scenario1	100Y024H	BNDRY-RIVER-PST	36.5034	432041
Scenario1	100Y024H	BNDRY-RIVER-PST	36.7534	432156
Scenario1	100Y024H	BNDRY-RIVER-PST	37.0034	432268
Scenario1	100Y024H	BNDRY-RIVER-PST	37.2534	432377
Scenario1	100Y024H	BNDRY-RIVER-PST	37.5034	432483
Scenario1	100Y024H	BNDRY-RIVER-PST	37.7534	432586
Scenario1	100Y024H	BNDRY-RIVER-PST	38.0034	432684
Scenario1	100Y024H	BNDRY-RIVER-PST	38.2534	432777
Scenario1	100Y024H	BNDRY-RIVER-PST	38.5034	432866
Scenario1	100Y024H	BNDRY-RIVER-PST	38.7534	432951
Scenario1	100Y024H	BNDRY-RIVER-PST	39.0034	433034
Scenario1	100Y024H	BNDRY-RIVER-PST	39.2534	433114
Scenario1	100Y024H	BNDRY-RIVER-PST	39.5034	433191
Scenario1	100Y024H	BNDRY-RIVER-PST	39.7534	433264
Scenario1	100Y024H	BNDRY-RIVER-PST	40.0034	433335

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	40.2534	433402
Scenario1	100Y024H	BNDRY-RIVER-PST	40.5034	433466
Scenario1	100Y024H	BNDRY-RIVER-PST	40.7534	433528
Scenario1	100Y024H	BNDRY-RIVER-PST	41.0034	433587
Scenario1	100Y024H	BNDRY-RIVER-PST	41.2534	433644
Scenario1	100Y024H	BNDRY-RIVER-PST	41.5034	433698
Scenario1	100Y024H	BNDRY-RIVER-PST	41.7534	433751
Scenario1	100Y024H	BNDRY-RIVER-PST	42.0034	433801
Scenario1	100Y024H	BNDRY-RIVER-PST	42.2534	433849
Scenario1	100Y024H	BNDRY-RIVER-PST	42.5034	433896
Scenario1	100Y024H	BNDRY-RIVER-PST	42.7534	433942
Scenario1	100Y024H	BNDRY-RIVER-PST	43.0034	433985
Scenario1	100Y024H	BNDRY-RIVER-PST	43.2534	434028
Scenario1	100Y024H	BNDRY-RIVER-PST	43.5034	434069
Scenario1	100Y024H	BNDRY-RIVER-PST	43.7534	434109
Scenario1	100Y024H	BNDRY-RIVER-PST	44.0034	434149
Scenario1	100Y024H	BNDRY-RIVER-PST	44.2534	434187
Scenario1	100Y024H	BNDRY-RIVER-PST	44.5034	434224
Scenario1	100Y024H	BNDRY-RIVER-PST	44.7534	434260
Scenario1	100Y024H	BNDRY-RIVER-PST	45.0034	434296
Scenario1	100Y024H	BNDRY-RIVER-PST	45.2534	434331
Scenario1	100Y024H	BNDRY-RIVER-PST	45.5034	434365
Scenario1	100Y024H	BNDRY-RIVER-PST	45.7534	434399
Scenario1	100Y024H	BNDRY-RIVER-PST	46.0034	434432
Scenario1	100Y024H	BNDRY-RIVER-PST	46.2534	434465
Scenario1	100Y024H	BNDRY-RIVER-PST	46.5034	434498
Scenario1	100Y024H	BNDRY-RIVER-PST	46.7534	434530
Scenario1	100Y024H	BNDRY-RIVER-PST	47.0034	434561
Scenario1	100Y024H	BNDRY-RIVER-PST	47.2534	434593
Scenario1	100Y024H	BNDRY-RIVER-PST	47.5034	434624
Scenario1	100Y024H	BNDRY-RIVER-PST	47.7534	434655
Scenario1	100Y024H	BNDRY-RIVER-PST	48.0001	434685
Scenario1	100Y024H	BNDRY-RIVER-PST	48.2518	434716
Scenario1	100Y024H	BNDRY-RIVER-PST	48.5022	434747
Scenario1	100Y024H	BNDRY-RIVER-PST	48.7517	434777
Scenario1	100Y024H	BNDRY-RIVER-PST	49.0049	434808
Scenario1	100Y024H	BNDRY-RIVER-PST	49.2515	434839
Scenario1	100Y024H	BNDRY-RIVER-PST	49.5003	434869
Scenario1	100Y024H	BNDRY-RIVER-PST	49.7507	434900
Scenario1	100Y024H	BNDRY-RIVER-PST	50.0025	434930
Scenario1	100Y024H	BNDRY-RIVER-PST	50.2549	434961

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	50.5039	434992
Scenario1	100Y024H	BNDRY-RIVER-PST	50.7525	435022
Scenario1	100Y024H	BNDRY-RIVER-PST	51.0009	435052
Scenario1	100Y024H	BNDRY-RIVER-PST	51.2539	435083
Scenario1	100Y024H	BNDRY-RIVER-PST	51.5029	435114
Scenario1	100Y024H	BNDRY-RIVER-PST	51.7529	435144
Scenario1	100Y024H	BNDRY-RIVER-PST	52.0029	435175
Scenario1	100Y024H	BNDRY-RIVER-PST	52.2529	435205
Scenario1	100Y024H	BNDRY-RIVER-PST	52.5029	435235
Scenario1	100Y024H	BNDRY-RIVER-PST	52.7529	435266
Scenario1	100Y024H	BNDRY-RIVER-PST	53.0029	435296
Scenario1	100Y024H	BNDRY-RIVER-PST	53.2529	435326
Scenario1	100Y024H	BNDRY-RIVER-PST	53.5029	435356
Scenario1	100Y024H	BNDRY-RIVER-PST	53.7529	435386
Scenario1	100Y024H	BNDRY-RIVER-PST	54.0029	435415
Scenario1	100Y024H	BNDRY-RIVER-PST	54.2529	435445
Scenario1	100Y024H	BNDRY-RIVER-PST	54.5029	435475
Scenario1	100Y024H	BNDRY-RIVER-PST	54.7511	435505
Scenario1	100Y024H	BNDRY-RIVER-PST	55.0012	435534
Scenario1	100Y024H	BNDRY-RIVER-PST	55.2570	435565
Scenario1	100Y024H	BNDRY-RIVER-PST	55.5013	435593
Scenario1	100Y024H	BNDRY-RIVER-PST	55.7539	435623
Scenario1	100Y024H	BNDRY-RIVER-PST	56.0028	435652
Scenario1	100Y024H	BNDRY-RIVER-PST	56.2528	435682
Scenario1	100Y024H	BNDRY-RIVER-PST	56.5014	435711
Scenario1	100Y024H	BNDRY-RIVER-PST	56.7508	435740
Scenario1	100Y024H	BNDRY-RIVER-PST	57.0019	435769
Scenario1	100Y024H	BNDRY-RIVER-PST	57.2544	435798
Scenario1	100Y024H	BNDRY-RIVER-PST	57.5034	435827
Scenario1	100Y024H	BNDRY-RIVER-PST	57.7534	435855
Scenario1	100Y024H	BNDRY-RIVER-PST	58.0052	435884
Scenario1	100Y024H	BNDRY-RIVER-PST	58.2572	435913
Scenario1	100Y024H	BNDRY-RIVER-PST	58.5012	435941
Scenario1	100Y024H	BNDRY-RIVER-PST	58.7527	435969
Scenario1	100Y024H	BNDRY-RIVER-PST	59.0047	435997
Scenario1	100Y024H	BNDRY-RIVER-PST	59.2529	436025
Scenario1	100Y024H	BNDRY-RIVER-PST	59.5029	436053
Scenario1	100Y024H	BNDRY-RIVER-PST	59.7529	436081
Scenario1	100Y024H	BNDRY-RIVER-PST	60.0029	436109
Scenario1	100Y024H	BNDRY-RIVER-PST	60.2529	436136
Scenario1	100Y024H	BNDRY-RIVER-PST	60.5030	436164

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	60.7556	436191
Scenario1	100Y024H	BNDRY-RIVER-PST	61.0048	436219
Scenario1	100Y024H	BNDRY-RIVER-PST	61.2511	436245
Scenario1	100Y024H	BNDRY-RIVER-PST	61.5039	436273
Scenario1	100Y024H	BNDRY-RIVER-PST	61.7537	436300
Scenario1	100Y024H	BNDRY-RIVER-PST	62.0018	436326
Scenario1	100Y024H	BNDRY-RIVER-PST	62.2521	436353
Scenario1	100Y024H	BNDRY-RIVER-PST	62.5006	436380
Scenario1	100Y024H	BNDRY-RIVER-PST	62.7506	436406
Scenario1	100Y024H	BNDRY-RIVER-PST	63.0047	436433
Scenario1	100Y024H	BNDRY-RIVER-PST	63.2504	436459
Scenario1	100Y024H	BNDRY-RIVER-PST	63.5004	436485
Scenario1	100Y024H	BNDRY-RIVER-PST	63.7531	436512
Scenario1	100Y024H	BNDRY-RIVER-PST	64.0046	436538
Scenario1	100Y024H	BNDRY-RIVER-PST	64.2547	436564
Scenario1	100Y024H	BNDRY-RIVER-PST	64.5069	436590
Scenario1	100Y024H	BNDRY-RIVER-PST	64.7542	436615
Scenario1	100Y024H	BNDRY-RIVER-PST	65.0067	436641
Scenario1	100Y024H	BNDRY-RIVER-PST	65.2530	436666
Scenario1	100Y024H	BNDRY-RIVER-PST	65.5082	436692
Scenario1	100Y024H	BNDRY-RIVER-PST	65.7513	436717
Scenario1	100Y024H	BNDRY-RIVER-PST	66.0005	436742
Scenario1	100Y024H	BNDRY-RIVER-PST	66.2528	436768
Scenario1	100Y024H	BNDRY-RIVER-PST	66.5073	436794
Scenario1	100Y024H	BNDRY-RIVER-PST	66.7535	436819
Scenario1	100Y024H	BNDRY-RIVER-PST	67.0079	436844
Scenario1	100Y024H	BNDRY-RIVER-PST	67.2558	436869
Scenario1	100Y024H	BNDRY-RIVER-PST	67.5012	436894
Scenario1	100Y024H	BNDRY-RIVER-PST	67.7570	436919
Scenario1	100Y024H	BNDRY-RIVER-PST	68.0030	436944
Scenario1	100Y024H	BNDRY-RIVER-PST	68.2554	436969
Scenario1	100Y024H	BNDRY-RIVER-PST	68.5022	436993
Scenario1	100Y024H	BNDRY-RIVER-PST	68.7529	437018
Scenario1	100Y024H	BNDRY-RIVER-PST	69.0061	437043
Scenario1	100Y024H	BNDRY-RIVER-PST	69.2561	437068
Scenario1	100Y024H	BNDRY-RIVER-PST	69.5061	437093
Scenario1	100Y024H	BNDRY-RIVER-PST	69.7561	437117
Scenario1	100Y024H	BNDRY-RIVER-PST	70.0061	437142
Scenario1	100Y024H	BNDRY-RIVER-PST	70.2561	437166
Scenario1	100Y024H	BNDRY-RIVER-PST	70.5061	437190
Scenario1	100Y024H	BNDRY-RIVER-PST	70.7561	437215

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	71.0061	437239
Scenario1	100Y024H	BNDRY-RIVER-PST	71.2561	437263
Scenario1	100Y024H	BNDRY-RIVER-PST	71.5061	437288
Scenario1	100Y024H	BNDRY-RIVER-PST	71.7561	437312
Scenario1	100Y024H	BNDRY-RIVER-PST	72.0061	437336
Scenario1	100Y024H	BNDRY-RIVER-PST	72.2561	437360
Scenario1	100Y024H	BNDRY-RIVER-PST	72.5061	437384
Scenario1	100Y024H	BNDRY-RIVER-PST	72.7561	437408
Scenario1	100Y024H	BNDRY-RIVER-PST	73.0061	437432
Scenario1	100Y024H	BNDRY-RIVER-PST	73.2561	437456
Scenario1	100Y024H	BNDRY-RIVER-PST	73.5061	437479
Scenario1	100Y024H	BNDRY-RIVER-PST	73.7561	437503
Scenario1	100Y024H	BNDRY-RIVER-PST	74.0061	437527
Scenario1	100Y024H	BNDRY-RIVER-PST	74.2561	437550
Scenario1	100Y024H	BNDRY-RIVER-PST	74.5061	437574
Scenario1	100Y024H	BNDRY-RIVER-PST	74.7561	437597
Scenario1	100Y024H	BNDRY-RIVER-PST	75.0061	437621
Scenario1	100Y024H	BNDRY-RIVER-PST	75.2561	437644
Scenario1	100Y024H	BNDRY-RIVER-PST	75.5061	437667
Scenario1	100Y024H	BNDRY-RIVER-PST	75.7561	437691
Scenario1	100Y024H	BNDRY-RIVER-PST	76.0061	437714
Scenario1	100Y024H	BNDRY-RIVER-PST	76.2561	437737
Scenario1	100Y024H	BNDRY-RIVER-PST	76.5061	437760
Scenario1	100Y024H	BNDRY-RIVER-PST	76.7561	437783
Scenario1	100Y024H	BNDRY-RIVER-PST	77.0061	437806
Scenario1	100Y024H	BNDRY-RIVER-PST	77.2561	437829
Scenario1	100Y024H	BNDRY-RIVER-PST	77.5061	437852
Scenario1	100Y024H	BNDRY-RIVER-PST	77.7561	437875
Scenario1	100Y024H	BNDRY-RIVER-PST	78.0061	437898
Scenario1	100Y024H	BNDRY-RIVER-PST	78.2561	437921
Scenario1	100Y024H	BNDRY-RIVER-PST	78.5061	437943
Scenario1	100Y024H	BNDRY-RIVER-PST	78.7561	437966
Scenario1	100Y024H	BNDRY-RIVER-PST	79.0061	437989
Scenario1	100Y024H	BNDRY-RIVER-PST	79.2561	438011
Scenario1	100Y024H	BNDRY-RIVER-PST	79.5061	438034
Scenario1	100Y024H	BNDRY-RIVER-PST	79.7561	438056
Scenario1	100Y024H	BNDRY-RIVER-PST	80.0061	438078
Scenario1	100Y024H	BNDRY-RIVER-PST	80.2561	438101
Scenario1	100Y024H	BNDRY-RIVER-PST	80.5061	438123
Scenario1	100Y024H	BNDRY-RIVER-PST	80.7561	438145
Scenario1	100Y024H	BNDRY-RIVER-PST	81.0061	438167

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	81.2561	438189
Scenario1	100Y024H	BNDRY-RIVER-PST	81.5061	438211
Scenario1	100Y024H	BNDRY-RIVER-PST	81.7561	438233
Scenario1	100Y024H	BNDRY-RIVER-PST	82.0061	438255
Scenario1	100Y024H	BNDRY-RIVER-PST	82.2561	438277
Scenario1	100Y024H	BNDRY-RIVER-PST	82.5061	438299
Scenario1	100Y024H	BNDRY-RIVER-PST	82.7561	438321
Scenario1	100Y024H	BNDRY-RIVER-PST	83.0061	438343
Scenario1	100Y024H	BNDRY-RIVER-PST	83.2561	438364
Scenario1	100Y024H	BNDRY-RIVER-PST	83.5061	438386
Scenario1	100Y024H	BNDRY-RIVER-PST	83.7561	438407
Scenario1	100Y024H	BNDRY-RIVER-PST	84.0061	438429
Scenario1	100Y024H	BNDRY-RIVER-PST	84.2561	438450
Scenario1	100Y024H	BNDRY-RIVER-PST	84.5061	438472
Scenario1	100Y024H	BNDRY-RIVER-PST	84.7561	438493
Scenario1	100Y024H	BNDRY-RIVER-PST	85.0061	438514
Scenario1	100Y024H	BNDRY-RIVER-PST	85.2561	438535
Scenario1	100Y024H	BNDRY-RIVER-PST	85.5061	438557
Scenario1	100Y024H	BNDRY-RIVER-PST	85.7561	438578
Scenario1	100Y024H	BNDRY-RIVER-PST	86.0061	438599
Scenario1	100Y024H	BNDRY-RIVER-PST	86.2561	438620
Scenario1	100Y024H	BNDRY-RIVER-PST	86.5061	438641
Scenario1	100Y024H	BNDRY-RIVER-PST	86.7561	438661
Scenario1	100Y024H	BNDRY-RIVER-PST	87.0061	438682
Scenario1	100Y024H	BNDRY-RIVER-PST	87.2561	438703
Scenario1	100Y024H	BNDRY-RIVER-PST	87.5061	438724
Scenario1	100Y024H	BNDRY-RIVER-PST	87.7561	438744
Scenario1	100Y024H	BNDRY-RIVER-PST	88.0061	438765
Scenario1	100Y024H	BNDRY-RIVER-PST	88.2561	438785
Scenario1	100Y024H	BNDRY-RIVER-PST	88.5061	438805
Scenario1	100Y024H	BNDRY-RIVER-PST	88.7561	438826
Scenario1	100Y024H	BNDRY-RIVER-PST	89.0061	438846
Scenario1	100Y024H	BNDRY-RIVER-PST	89.2561	438867
Scenario1	100Y024H	BNDRY-RIVER-PST	89.5061	438888
Scenario1	100Y024H	BNDRY-RIVER-PST	89.7561	438908
Scenario1	100Y024H	BNDRY-RIVER-PST	90.0061	438929
Scenario1	100Y024H	BNDRY-RIVER-PST	90.2561	438950
Scenario1	100Y024H	BNDRY-RIVER-PST	90.5061	438970
Scenario1	100Y024H	BNDRY-RIVER-PST	90.7561	438990
Scenario1	100Y024H	BNDRY-RIVER-PST	91.0061	439011
Scenario1	100Y024H	BNDRY-RIVER-PST	91.2561	439031

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	91.5061	439051
Scenario1	100Y024H	BNDRY-RIVER-PST	91.7561	439071
Scenario1	100Y024H	BNDRY-RIVER-PST	92.0061	439091
Scenario1	100Y024H	BNDRY-RIVER-PST	92.2561	439111
Scenario1	100Y024H	BNDRY-RIVER-PST	92.5061	439130
Scenario1	100Y024H	BNDRY-RIVER-PST	92.7561	439150
Scenario1	100Y024H	BNDRY-RIVER-PST	93.0061	439170
Scenario1	100Y024H	BNDRY-RIVER-PST	93.2561	439189
Scenario1	100Y024H	BNDRY-RIVER-PST	93.5061	439209
Scenario1	100Y024H	BNDRY-RIVER-PST	93.7561	439228
Scenario1	100Y024H	BNDRY-RIVER-PST	94.0061	439248
Scenario1	100Y024H	BNDRY-RIVER-PST	94.2561	439267
Scenario1	100Y024H	BNDRY-RIVER-PST	94.5061	439286
Scenario1	100Y024H	BNDRY-RIVER-PST	94.7561	439305
Scenario1	100Y024H	BNDRY-RIVER-PST	95.0061	439325
Scenario1	100Y024H	BNDRY-RIVER-PST	95.2561	439344
Scenario1	100Y024H	BNDRY-RIVER-PST	95.5061	439363
Scenario1	100Y024H	BNDRY-RIVER-PST	95.7561	439382
Scenario1	100Y024H	BNDRY-RIVER-PST	96.0061	439400
Scenario1	100Y024H	BNDRY-RIVER-PST	96.2561	439419
Scenario1	100Y024H	BNDRY-RIVER-PST	96.5061	439438
Scenario1	100Y024H	BNDRY-RIVER-PST	96.7561	439457
Scenario1	100Y024H	BNDRY-RIVER-PST	97.0061	439475
Scenario1	100Y024H	BNDRY-RIVER-PST	97.2561	439494
Scenario1	100Y024H	BNDRY-RIVER-PST	97.5061	439513
Scenario1	100Y024H	BNDRY-RIVER-PST	97.7561	439531
Scenario1	100Y024H	BNDRY-RIVER-PST	98.0061	439550
Scenario1	100Y024H	BNDRY-RIVER-PST	98.2561	439568
Scenario1	100Y024H	BNDRY-RIVER-PST	98.5061	439587
Scenario1	100Y024H	BNDRY-RIVER-PST	98.7561	439605
Scenario1	100Y024H	BNDRY-RIVER-PST	99.0061	439624
Scenario1	100Y024H	BNDRY-RIVER-PST	99.2561	439642
Scenario1	100Y024H	BNDRY-RIVER-PST	99.5061	439660
Scenario1	100Y024H	BNDRY-RIVER-PST	99.7561	439679
Scenario1	100Y024H	BNDRY-RIVER-PST	100.0061	439697
Scenario1	100Y024H	BNDRY-RIVER-PST	100.2561	439716
Scenario1	100Y024H	BNDRY-RIVER-PST	100.5061	439734
Scenario1	100Y024H	BNDRY-RIVER-PST	100.7561	439753
Scenario1	100Y024H	BNDRY-RIVER-PST	101.0061	439771
Scenario1	100Y024H	BNDRY-RIVER-PST	101.2561	439789
Scenario1	100Y024H	BNDRY-RIVER-PST	101.5061	439808

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	101.7561	439826
Scenario1	100Y024H	BNDRY-RIVER-PST	102.0061	439845
Scenario1	100Y024H	BNDRY-RIVER-PST	102.2561	439863
Scenario1	100Y024H	BNDRY-RIVER-PST	102.5061	439882
Scenario1	100Y024H	BNDRY-RIVER-PST	102.7561	439900
Scenario1	100Y024H	BNDRY-RIVER-PST	103.0061	439919
Scenario1	100Y024H	BNDRY-RIVER-PST	103.2561	439937
Scenario1	100Y024H	BNDRY-RIVER-PST	103.5061	439956
Scenario1	100Y024H	BNDRY-RIVER-PST	103.7561	439974
Scenario1	100Y024H	BNDRY-RIVER-PST	104.0061	439993
Scenario1	100Y024H	BNDRY-RIVER-PST	104.2561	440011
Scenario1	100Y024H	BNDRY-RIVER-PST	104.5061	440030
Scenario1	100Y024H	BNDRY-RIVER-PST	104.7561	440048
Scenario1	100Y024H	BNDRY-RIVER-PST	105.0061	440067
Scenario1	100Y024H	BNDRY-RIVER-PST	105.2561	440085
Scenario1	100Y024H	BNDRY-RIVER-PST	105.5061	440103
Scenario1	100Y024H	BNDRY-RIVER-PST	105.7561	440122
Scenario1	100Y024H	BNDRY-RIVER-PST	106.0061	440140
Scenario1	100Y024H	BNDRY-RIVER-PST	106.2561	440158
Scenario1	100Y024H	BNDRY-RIVER-PST	106.5061	440176
Scenario1	100Y024H	BNDRY-RIVER-PST	106.7561	440195
Scenario1	100Y024H	BNDRY-RIVER-PST	107.0061	440213
Scenario1	100Y024H	BNDRY-RIVER-PST	107.2561	440232
Scenario1	100Y024H	BNDRY-RIVER-PST	107.5061	440250
Scenario1	100Y024H	BNDRY-RIVER-PST	107.7561	440269
Scenario1	100Y024H	BNDRY-RIVER-PST	108.0061	440287
Scenario1	100Y024H	BNDRY-RIVER-PST	108.2561	440305
Scenario1	100Y024H	BNDRY-RIVER-PST	108.5061	440324
Scenario1	100Y024H	BNDRY-RIVER-PST	108.7561	440342
Scenario1	100Y024H	BNDRY-RIVER-PST	109.0061	440360
Scenario1	100Y024H	BNDRY-RIVER-PST	109.2561	440378
Scenario1	100Y024H	BNDRY-RIVER-PST	109.5061	440396
Scenario1	100Y024H	BNDRY-RIVER-PST	109.7561	440415
Scenario1	100Y024H	BNDRY-RIVER-PST	110.0061	440433
Scenario1	100Y024H	BNDRY-RIVER-PST	110.2561	440451
Scenario1	100Y024H	BNDRY-RIVER-PST	110.5061	440469
Scenario1	100Y024H	BNDRY-RIVER-PST	110.7561	440487
Scenario1	100Y024H	BNDRY-RIVER-PST	111.0061	440505
Scenario1	100Y024H	BNDRY-RIVER-PST	111.2561	440523
Scenario1	100Y024H	BNDRY-RIVER-PST	111.5061	440541
Scenario1	100Y024H	BNDRY-RIVER-PST	111.7561	440559

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	112.0061	440577
Scenario1	100Y024H	BNDRY-RIVER-PST	112.2506	440594
Scenario1	100Y024H	BNDRY-RIVER-PST	112.5016	440612
Scenario1	100Y024H	BNDRY-RIVER-PST	112.7506	440630
Scenario1	100Y024H	BNDRY-RIVER-PST	113.0014	440648
Scenario1	100Y024H	BNDRY-RIVER-PST	113.2535	440665
Scenario1	100Y024H	BNDRY-RIVER-PST	113.5005	440683
Scenario1	100Y024H	BNDRY-RIVER-PST	113.7501	440701
Scenario1	100Y024H	BNDRY-RIVER-PST	114.0027	440719
Scenario1	100Y024H	BNDRY-RIVER-PST	114.2545	440736
Scenario1	100Y024H	BNDRY-RIVER-PST	114.5019	440754
Scenario1	100Y024H	BNDRY-RIVER-PST	114.7511	440771
Scenario1	100Y024H	BNDRY-RIVER-PST	115.0025	440789
Scenario1	100Y024H	BNDRY-RIVER-PST	115.2546	440807
Scenario1	100Y024H	BNDRY-RIVER-PST	115.5026	440824
Scenario1	100Y024H	BNDRY-RIVER-PST	115.7507	440842
Scenario1	100Y024H	BNDRY-RIVER-PST	116.0024	440860
Scenario1	100Y024H	BNDRY-RIVER-PST	116.2509	440877
Scenario1	100Y024H	BNDRY-RIVER-PST	116.5015	440895
Scenario1	100Y024H	BNDRY-RIVER-PST	116.7563	440913
Scenario1	100Y024H	BNDRY-RIVER-PST	117.0001	440930
Scenario1	100Y024H	BNDRY-RIVER-PST	117.2508	440948
Scenario1	100Y024H	BNDRY-RIVER-PST	117.5030	440965
Scenario1	100Y024H	BNDRY-RIVER-PST	117.7529	440983
Scenario1	100Y024H	BNDRY-RIVER-PST	118.0037	441000
Scenario1	100Y024H	BNDRY-RIVER-PST	118.2537	441006
Scenario1	100Y024H	BNDRY-RIVER-PST	118.5005	441011
Scenario1	100Y024H	BNDRY-RIVER-PST	118.7533	441017
Scenario1	100Y024H	BNDRY-RIVER-PST	119.0009	441022
Scenario1	100Y024H	BNDRY-RIVER-PST	119.2565	441027
Scenario1	100Y024H	BNDRY-RIVER-PST	119.5052	441033
Scenario1	100Y024H	BNDRY-RIVER-PST	119.7528	441038
Scenario1	100Y024H	BNDRY-RIVER-PST	120.0062	441043
Scenario1	100Y024H	BNDRY-RIVER-PST	120.2504	441048
Scenario1	100Y024H	BNDRY-RIVER-PST	120.5002	441053
Scenario1	100Y024H	BNDRY-RIVER-PST	120.7526	441059
Scenario1	100Y024H	BNDRY-RIVER-PST	121.0055	441064
Scenario1	100Y024H	BNDRY-RIVER-PST	121.2542	441069
Scenario1	100Y024H	BNDRY-RIVER-PST	121.5007	441074
Scenario1	100Y024H	BNDRY-RIVER-PST	121.7530	441079
Scenario1	100Y024H	BNDRY-RIVER-PST	122.0000	441085

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	122.2567	441090
Scenario1	100Y024H	BNDRY-RIVER-PST	122.5057	441095
Scenario1	100Y024H	BNDRY-RIVER-PST	122.7541	441100
Scenario1	100Y024H	BNDRY-RIVER-PST	123.0056	441105
Scenario1	100Y024H	BNDRY-RIVER-PST	123.2502	441110
Scenario1	100Y024H	BNDRY-RIVER-PST	123.5022	441116
Scenario1	100Y024H	BNDRY-RIVER-PST	123.7542	441121
Scenario1	100Y024H	BNDRY-RIVER-PST	124.0041	441126
Scenario1	100Y024H	BNDRY-RIVER-PST	124.2550	441131
Scenario1	100Y024H	BNDRY-RIVER-PST	124.5001	441136
Scenario1	100Y024H	BNDRY-RIVER-PST	124.7503	441141
Scenario1	100Y024H	BNDRY-RIVER-PST	125.0003	441147
Scenario1	100Y024H	BNDRY-RIVER-PST	125.2517	441152
Scenario1	100Y024H	BNDRY-RIVER-PST	125.5015	441157
Scenario1	100Y024H	BNDRY-RIVER-PST	125.7526	441162
Scenario1	100Y024H	BNDRY-RIVER-PST	126.0033	441167
Scenario1	100Y024H	BNDRY-RIVER-PST	126.2533	441172
Scenario1	100Y024H	BNDRY-RIVER-PST	126.5024	441177
Scenario1	100Y024H	BNDRY-RIVER-PST	126.7544	441182
Scenario1	100Y024H	BNDRY-RIVER-PST	127.0036	441187
Scenario1	100Y024H	BNDRY-RIVER-PST	127.2539	441192
Scenario1	100Y024H	BNDRY-RIVER-PST	127.5029	441197
Scenario1	100Y024H	BNDRY-RIVER-PST	127.7544	441203
Scenario1	100Y024H	BNDRY-RIVER-PST	128.0038	441208
Scenario1	100Y024H	BNDRY-RIVER-PST	128.2559	441212
Scenario1	100Y024H	BNDRY-RIVER-PST	128.5049	441218
Scenario1	100Y024H	BNDRY-RIVER-PST	128.7551	441223
Scenario1	100Y024H	BNDRY-RIVER-PST	129.0018	441228
Scenario1	100Y024H	BNDRY-RIVER-PST	129.2506	441233
Scenario1	100Y024H	BNDRY-RIVER-PST	129.5011	441238
Scenario1	100Y024H	BNDRY-RIVER-PST	129.7501	441243
Scenario1	100Y024H	BNDRY-RIVER-PST	130.0056	441248
Scenario1	100Y024H	BNDRY-RIVER-PST	130.2507	441253
Scenario1	100Y024H	BNDRY-RIVER-PST	130.5052	441258
Scenario1	100Y024H	BNDRY-RIVER-PST	130.7554	441263
Scenario1	100Y024H	BNDRY-RIVER-PST	131.0007	441268
Scenario1	100Y024H	BNDRY-RIVER-PST	131.2523	441273
Scenario1	100Y024H	BNDRY-RIVER-PST	131.5017	441278
Scenario1	100Y024H	BNDRY-RIVER-PST	131.7501	441283
Scenario1	100Y024H	BNDRY-RIVER-PST	132.0029	441288
Scenario1	100Y024H	BNDRY-RIVER-PST	132.2513	441293

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	132.5035	441298
Scenario1	100Y024H	BNDRY-RIVER-PST	132.7510	441302
Scenario1	100Y024H	BNDRY-RIVER-PST	133.0026	441308
Scenario1	100Y024H	BNDRY-RIVER-PST	133.2526	441312
Scenario1	100Y024H	BNDRY-RIVER-PST	133.5021	441318
Scenario1	100Y024H	BNDRY-RIVER-PST	133.7548	441323
Scenario1	100Y024H	BNDRY-RIVER-PST	134.0003	441328
Scenario1	100Y024H	BNDRY-RIVER-PST	134.2506	441332
Scenario1	100Y024H	BNDRY-RIVER-PST	134.5008	441337
Scenario1	100Y024H	BNDRY-RIVER-PST	134.7500	441342
Scenario1	100Y024H	BNDRY-RIVER-PST	135.0011	441347
Scenario1	100Y024H	BNDRY-RIVER-PST	135.2554	441352
Scenario1	100Y024H	BNDRY-RIVER-PST	135.5015	441357
Scenario1	100Y024H	BNDRY-RIVER-PST	135.7513	441361
Scenario1	100Y024H	BNDRY-RIVER-PST	136.0031	441366
Scenario1	100Y024H	BNDRY-RIVER-PST	136.2503	441371
Scenario1	100Y024H	BNDRY-RIVER-PST	136.5015	441376
Scenario1	100Y024H	BNDRY-RIVER-PST	136.7514	441381
Scenario1	100Y024H	BNDRY-RIVER-PST	137.0051	441386
Scenario1	100Y024H	BNDRY-RIVER-PST	137.2531	441391
Scenario1	100Y024H	BNDRY-RIVER-PST	137.5038	441395
Scenario1	100Y024H	BNDRY-RIVER-PST	137.7534	441400
Scenario1	100Y024H	BNDRY-RIVER-PST	138.0004	441405
Scenario1	100Y024H	BNDRY-RIVER-PST	138.2527	441410
Scenario1	100Y024H	BNDRY-RIVER-PST	138.5036	441415
Scenario1	100Y024H	BNDRY-RIVER-PST	138.7514	441419
Scenario1	100Y024H	BNDRY-RIVER-PST	139.0028	441424
Scenario1	100Y024H	BNDRY-RIVER-PST	139.2523	441429
Scenario1	100Y024H	BNDRY-RIVER-PST	139.5013	441434
Scenario1	100Y024H	BNDRY-RIVER-PST	139.7534	441438
Scenario1	100Y024H	BNDRY-RIVER-PST	140.0031	441443
Scenario1	100Y024H	BNDRY-RIVER-PST	140.2546	441448
Scenario1	100Y024H	BNDRY-RIVER-PST	140.5034	441452
Scenario1	100Y024H	BNDRY-RIVER-PST	140.7519	441457
Scenario1	100Y024H	BNDRY-RIVER-PST	141.0041	441462
Scenario1	100Y024H	BNDRY-RIVER-PST	141.2515	441467
Scenario1	100Y024H	BNDRY-RIVER-PST	141.5006	441472
Scenario1	100Y024H	BNDRY-RIVER-PST	141.7544	441476
Scenario1	100Y024H	BNDRY-RIVER-PST	142.0040	441481
Scenario1	100Y024H	BNDRY-RIVER-PST	142.2506	441486
Scenario1	100Y024H	BNDRY-RIVER-PST	142.5040	441490

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	142.7528	441495
Scenario1	100Y024H	BNDRY-RIVER-PST	143.0055	441500
Scenario1	100Y024H	BNDRY-RIVER-PST	143.2527	441504
Scenario1	100Y024H	BNDRY-RIVER-PST	143.5025	441509
Scenario1	100Y024H	BNDRY-RIVER-PST	143.7547	441513
Scenario1	100Y024H	BNDRY-RIVER-PST	144.0015	441518

BASIN SUMMARY REPORT

Simple Basin : Multi Item | (sim, name) : Runoff Summary [Scenario1]

Sim Name	Basin Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
025Y024H	A-01-PRE	20.67	12.0167	9.50	7.31	3.3200
025Y024H	A-01-PST	20.67	12.0167	9.50	7.31	3.3200
025Y024H	A-02-PRE	2.47	12.8000	9.50	2.34	3.9800
025Y024H	A-02-PST	2.47	12.8000	9.50	2.34	3.9800
025Y024H	A-03-PRE	2.88	12.9333	9.50	2.34	5.1200
025Y024H	A-03-PST	2.88	12.9333	9.50	2.34	5.1200
025Y024H	A-04-PRE	7.15	12.1500	9.50	8.40	1.7400
025Y024H	A-04-PST	3.70	12.1333	9.50	7.16	0.9600
025Y024H	A-05-PRE	14.90	12.2000	9.50	8.53	3.9400
025Y024H	A-05-PST	5.86	12.1833	9.50	7.16	1.6800
025Y024H	A-06-PST	5.76	12.0333	9.50	6.93	1.0900
025Y024H	A-07-PST	7.50	12.0333	9.50	6.93	1.4200
025Y024H	A-08-PST	0.79	12.0500	9.50	4.63	0.2200
025Y024H	A-09-PST	1.45	12.0333	9.50	6.05	0.3100
025Y024H	A-10-PRE	1.37	12.0500	9.50	4.12	0.4300
025Y024H	A-10-PST	1.37	12.0500	9.50	4.12	0.4300
025Y024H	A-11-PRE	2.29	12.0500	9.50	4.12	0.7200
025Y024H	A-11-PST	2.29	12.0500	9.50	4.12	0.7200
MEAN	A-01-PRE	9.10	12.0333	5.00	3.09	3.3200
MEAN	A-01-PST	9.10	12.0333	5.00	3.09	3.3200
MEAN	A-02-PRE	0.20	13.2500	5.00	0.35	3.9800
MEAN	A-02-PST	0.20	13.2500	5.00	0.35	3.9800
MEAN	A-03-PRE	0.23	13.4667	5.00	0.35	5.1200
MEAN	A-03-PST	0.23	13.4667	5.00	0.35	5.1200
MEAN	A-04-PRE	3.50	12.1500	5.00	3.98	1.7400
MEAN	A-04-PST	1.56	12.1333	5.00	2.98	0.9600
MEAN	A-05-PRE	7.38	12.2000	5.00	4.09	3.9400
MEAN	A-05-PST	2.46	12.1833	5.00	2.98	1.6800
MEAN	A-06-PST	2.39	12.0500	5.00	2.81	1.0900
MEAN	A-07-PST	3.11	12.0500	5.00	2.81	1.4200
MEAN	A-08-PST	0.22	12.0667	5.00	1.37	0.2200
MEAN	A-09-PST	0.53	12.0500	5.00	2.20	0.3100
MEAN	A-10-PRE	0.32	12.0667	5.00	1.11	0.4300
MEAN	A-10-PST	0.32	12.0667	5.00	1.11	0.4300
MEAN	A-11-PRE	0.53	12.0667	5.00	1.11	0.7200
MEAN	A-11-PST	0.53	12.0667	5.00	1.11	0.7200

INPUT REPORTS

Simple Basin: A-01-PRE

Scenario:	Scenario1
Node:	N-ECL-PRE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	99999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	3.3200 ac
Curve Number:	82.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: A-01-PST

Scenario:	Scenario1
Node:	N-ECL-PST
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	99999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	3.3200 ac
Curve Number:	82.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment: East Coastal Lumber Warehouse

Simple Basin: A-02-PRE

Scenario:	Scenario1
Node:	N-02-PRE
Hydrograph Method:	NRCS Unit Hydrograph

Infiltration Method:	Curve Number
Time of Concentration:	64.0000 min
Max Allowable Q:	99999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	3.9800 ac
Curve Number:	43.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: A-02-PST

Scenario:	Scenario1
Node:	N-02-PST
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	64.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	3.9800 ac
Curve Number:	43.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: A-03-PRE

Scenario:	Scenario1
Node:	N-03-PRE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	74.0000 min
Max Allowable Q:	99999.00 cfs
Time Shift:	0.0000 hr

Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	5.1200 ac
Curve Number:	43.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: A-03-PST

Scenario:	Scenario1
Node:	N-03-PST
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	74.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	5.1200 ac
Curve Number:	43.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: A-04-PRE

Scenario:	Scenario1
Node:	N-04A-PRE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	1.7400 ac
Curve Number:	91.0

Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: A-04-PST

Scenario:	Scenario1
Node:	N-04-PST
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	18.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.9600 ac
Curve Number:	81.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: A-05-PRE

Scenario:	Scenario1
Node:	N-WL-01-PRE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	24.0000 min
Max Allowable Q:	99999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	3.9400 ac
Curve Number:	92.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00

Rainfall Name:

Comment:

Simple Basin: A-05-PST

Scenario:	Scenario1
Node:	N-05-PST
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	22.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	1.6800 ac
Curve Number:	81.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: A-06-PST

Scenario:	Scenario1
Node:	SMF-1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	1.0900 ac
Curve Number:	79.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment: Lots 1 - 3

Simple Basin: A-07-PST

Scenario:	Scenario1
Node:	SMF-2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	1.4200 ac
Curve Number:	79.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment: Lots 4-7

Simple Basin: A-08-PST

Scenario:	Scenario1
Node:	SMF-1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.2200 ac
Curve Number:	61.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment: Retention Pond

Simple Basin: A-09-PST

Scenario:	Scenario1
Node:	SMF-2
Hydrograph Method:	NRCS Unit Hydrograph

Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.3100 ac
Curve Number:	72.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment: Wet Detention Pond

Simple Basin: A-10-PRE

Scenario:	Scenario1
Node:	N-10-PRE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	99999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.4300 ac
Curve Number:	57.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment: Reference to Existing Permit

Simple Basin: A-10-PST

Scenario:	Scenario1
Node:	N-10-PST
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	99999.00 cfs
Time Shift:	0.0000 hr

Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.4300 ac
Curve Number:	57.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment: PRE - BASIN A-05-PRE

Simple Basin: A-11-PRE

Scenario:	Scenario1
Node:	N-11-PRE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.7200 ac
Curve Number:	57.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: A-11-PST

Scenario:	Scenario1
Node:	N-11-PST
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.7200 ac
Curve Number:	57.0

Ia/S: 0.00
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment: PRE-BASIN A-06-PRE

Node: BNDRY-RIVER-PRE

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: -0.30 ft
Warning Stage: 3.00 ft
Alert Stage: 3.00 ft
Boundary Stage: BNDRY-RIVER-PRE

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	-0.70
0	0	0	10.0000	-0.20
0	0	0	12.0000	0.90
0	0	0	24.0000	-0.20
0	0	0	36.0000	0.50

Comment: Mean Sea Level, MSL = -0.7-ft per NOAA Tidal information at Titusville Station 8721456, -0.7-ft NAVD88.

Per FIS FEMA Brevard County Report 10-YR Event Stage is 0.9-ft NAVD88.

Node: BNDRY-RIVER-PST

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: -0.30 ft
Warning Stage: 3.00 ft
Alert Stage: 3.00 ft
Boundary Stage: BNDRY-RIVER-PST

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	-0.70
0	0	0	10.0000	-0.20
0	0	0	12.0000	0.90
0	0	0	24.0000	-0.20
0	0	0	36.0000	0.50

Comment: Mean Sea Level, MSL = -0.7-ft per NOAA Tidal information at Titusville Station 8721456, -0.7-ft NAVD88.

Per FIS FEMA Brevard County Report 10-YR Event Stage is 0.9-ft NAVD88.

Node: N-02-PRE

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.45 ft
Warning Stage: 5.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.50	0.0010	44
4.45	0.0010	44

Comment: Receiving Node at Channel for upgradient woods

Node: N-02-PST

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.45 ft
Warning Stage: 5.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.00	0.0010	44
4.45	0.0010	44

Comment: RECEIVING NODE EXIST. DITCH UPGRADIENT WOODS

Node: N-02A-PRE

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.82 ft
Warning Stage: 3.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.50	0.0010	44
2.82	0.0010	44

Comment: RECEIVING NODE DITCH OUTFALL PIPE TO DS-4

Node: N-02A-PST

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.82 ft
Warning Stage: 3.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.50	0.0010	44
2.82	0.0010	44

Comment: RECEIVING DITCH NODE EXIST. PIPE CONNECTION OUTFALL TO DS-4

Node: N-02B-PRE

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 0.18 ft
Warning Stage: 3.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.00	0.0090	392
2.54	0.0003	13
0.18	0.0003	13

Comment: EXIST. STR DS-4 ON DIXON BLVD.

Node: N-02B-PST

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 0.18 ft

Warning Stage: 3.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.00	0.0090	392
2.54	0.0003	13
0.18	0.0003	13

Comment: EXIST. DS-4 ON DIXON BLVD

Node: N-03-PRE

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.83 ft
Warning Stage: 6.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
6.00	0.2000	8712
5.00	0.1100	4792
4.00	0.0800	3485
3.83	0.0100	436

Comment: RECEIVING EXIST. DITCH AREA NODE FROM UPGRADIENT FLOW - WOODS AREA

Node: N-03-PST

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.83 ft
Warning Stage: 6.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
6.00	0.2000	8712
5.00	0.1100	4792
4.00	0.0800	3485
3.83	0.0100	436

Comment: RECEIVING EXIST. DITCH NODE FROM UPGRADIENT FLOW -
WOODS AREA

Node: N-04-PST

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.60 ft
Warning Stage: 5.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.00	0.8000	34848
4.00	0.5000	21780
3.00	0.2000	8712
2.60	0.0500	2178

Comment: BY-PASS STRUCTURE S-23 AND S-24 SYSTEM
TOP OF GRATE EL. 2.90 (RETAINING WALL - PRESERVATION AREAS CONTOUR EL. 3 TO 5. EXISTING GRADES WEST ALONG WALL 2.60 TO REMAIN, TO PRESERVE HYDRIC CONDITIONS

Node: N-04A-PRE

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 1.00 ft
Warning Stage: 2.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.50	0.6000	26136
2.00	0.4500	19602
1.00	0.0800	3485

Comment: DRAINS TO EXIST. DRAINAGE STR DS-7 ON DIXON BLVD
WETLAND AREA DISCHARGING DIRECTLY TO DIXON BLVD. SHWL = 1.95-FT, ASSUMED NORMAL WATER LEVEL IS APPROX. 1.0-FT

Node: N-04B-PRE

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: -0.86 ft
Warning Stage: 2.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.00	0.0015	65

Stage [ft]	Area [ac]	Area [ft2]
1.08	0.0003	13
-0.86	0.0003	13

Comment: EXISTING DS7 ON DIXON BLVD. TOP 1.08-FT; INV. -0.86-FT

Node: N-05-PST

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.60 ft
Warning Stage: 5.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.00	1.4500	63162
4.00	0.9000	39204
3.00	0.3000	13068
2.60	0.0700	3049

Comment: New S-19 FOR BY-PASS
GRATE EL = 2.90 (RETAINING WALL -
(PRESERVATION AREAS CONTOUR EL. 3 TO 5)
EXISTING GRADES WEST ALONG WALL 2.60 TO REMAIN, TO PRESERVE HYDRIC CONDITIONS

Node: N-08-PST

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: -0.30 ft
Warning Stage: 5.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.00	0.0003	13
-0.30	0.0003	13

Comment: NEW DRAINAGE STRUCTURE RECEIVING NODE S-21

Node: N-08A-PST

Scenario: Scenario1

Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: -0.31 ft
Warning Stage: 3.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.50	0.1000	4356
3.00	0.0003	13
-0.31	0.0003	13

Comment: RECEIVING NODE DS-8 INLET ON INDIAN RIVER ROAD
TOP OF CURB 3.5

Node: N-10-PRE

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.18 ft
Warning Stage: 4.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
4.00	0.0010	44
2.18	0.0010	44

Comment: EXIST. NORTHERN DITCH SYSTEM, INDIAN HILL SUBD

Node: N-10-PST

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.18 ft
Warning Stage: 4.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
4.00	0.0010	44
2.18	0.0010	44

Comment: EXIST. NORTHERN DITCH SYSTEM, INDIAN HILL SUBD.

Node: N-11-PRE

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: -0.02 ft
Warning Stage: 2.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.00	0.0010	44
1.04	0.0003	13
-0.02	0.0003	13

Comment: Receiving DS9 at Indian River Drive

Node: N-11-PST

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: -0.02 ft
Warning Stage: 2.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.00	0.0010	44
1.04	0.0003	13
-0.02	0.0003	13

Comment: EXIST. RECEIVING NODE DS9 at Indian River Drive
Surrounding areas el.2

Node: N-ECL-PRE

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 25.00 ft
Warning Stage: 32.00 ft
Alert Stage: 32.00 ft

Stage [ft]	Area [ac]	Area [ft2]
32.00	0.4450	19384
31.00	0.2900	12632
30.00	0.2490	10846
29.00	0.2190	9540

Stage [ft]	Area [ac]	Area [ft2]
28.00	0.1860	8102
27.00	0.1420	6186
26.00	0.1030	4487
25.00	0.0670	2919

Comment: Reference to Existing Permit

Node: N-ECL-PST

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 25.00 ft
Warning Stage: 32.00 ft
Alert Stage: 32.00 ft

Stage [ft]	Area [ac]	Area [ft2]
32.00	0.4450	19384
31.00	0.2900	12632
30.00	0.2490	10846
29.00	0.2190	9540
28.00	0.1860	8102
27.00	0.1420	6186
26.00	0.1030	4487
25.00	0.0670	2919

Comment: Reference to Existing Permit

Node: N-SMF1-PST

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: -0.86 ft
Warning Stage: 2.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.50	0.0090	392
2.00	0.0003	13
-0.86	0.0003	13

Comment: NEW DRAINAGE STR S-28
(REPLACES DS-7)

Node: N-WL-01-PRE

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 1.00 ft
Warning Stage: 3.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.00	2.4000	104544
2.00	1.4800	64469
1.00	0.3900	16988

Comment: WETLAND STORAGE DRAINS DIRECTLY TO INDIAN RIVER DR.M SHWL=1.95-FT, ASSUMED NORMAL WATER LEVELS IN WETLANDS APPROX. 1.0-FT

Node: N-WL-01A-PRE

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: -0.31 ft
Warning Stage: 3.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.50	0.1000	4356
3.00	0.0003	13
-0.31	0.0003	13

Comment: EXISTING STR DS8 ON INDIAN RIVER DRIVE
TOP OF CURB 3.5; INV.1.00-FT

Node: SMF-1

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: -2.00 ft
Warning Stage: 5.00 ft
Alert Stage: 5.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.00	0.3200	13939
4.60	0.2860	12458
4.00	0.2420	10542

Stage [ft]	Area [ac]	Area [ft2]
3.85	0.2300	10019
3.00	0.1650	7187
2.90	0.0001	4
-2.00	0.0001	4

Comment: INCLUDES FRONT YARD SWALE LOTS 1 - 3;
REAR LOT SWALE 1 & 2.

Node: SMF-2

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.00 ft
Warning Stage: 5.00 ft
Alert Stage: 5.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.00	0.3410	14854
4.00	0.2570	11195
3.00	0.1630	7100
2.00	0.0920	4008

Comment: INLCUDES FRONT YARD SWALES IN FRONT OF LOTS 4 - 7

Channel Link: CH-02-02A-PRE

Scenario: Scenario1
From Node: N-02-PRE
To Node: N-02A-PRE
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Length: 220.00 ft
Contraction Coef: 0
Expansion Coef: 0
Entr Loss Coef: 1
Exit Loss Coef: 1
Bend Loss Coef: 0
Bend Location: 0.00 dec
Energy Switch: Energy

Upstream		Downstream	
Invert:	4.45 ft	Invert:	2.82 ft
Manning's N:	0.0300	Manning's N:	0.0300
Geometry: Trapezoidal		Geometry: Trapezoidal	
Max Depth:	1.50 ft	Max Depth:	1.50 ft
Extrapolation:	Normal	Extrapolation:	Normal
Bottom Width:	6.00 ft	Bottom Width:	6.00 ft
Left Slope:	2.000 (h:v)	Left Slope:	2.000 (h:v)
Right Slope:	2.000 (h:v)	Right Slope:	2.000 (h:v)
Bottom Clip		Bottom Clip	
Default:	0.00 ft	Default:	0.00 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	
Manning's N:	0.0000	Manning's N:	0.0000
Top Clip		Top Clip	
Default:	0.00 ft	Default:	0.00 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	
Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Channel Link: CH-02-02A-PST		Upstream		Downstream	
Scenario:	Scenario1	Invert:	4.45 ft	Invert:	2.82 ft
From Node:	N-02-PST	Manning's N:	0.0300	Manning's N:	0.0300
To Node:	N-02A-PST	Geometry: Trapezoidal		Geometry: Trapezoidal	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Extrapolation:	Normal	Extrapolation:	Normal
Damping:	0.0000 ft	Bottom Width:	6.00 ft	Bottom Width:	6.00 ft
Length:	220.00 ft	Left Slope:	2.000 (h:v)	Left Slope:	2.000 (h:v)
Contraction Coef:	0	Right Slope:	2.000 (h:v)	Right Slope:	2.000 (h:v)
Expansion Coef:	0	Bottom Clip			
Entr Loss Coef:	1	Default:	0.00 ft	Default:	0.00 ft
Exit Loss Coef:	1	Op Table:		Op Table:	
Bend Loss Coef:	0	Ref Node:		Ref Node:	
Bend Location:	0.00 dec	Manning's N:	0.0000	Manning's N:	0.0000
Energy Switch:	Energy	Top Clip			
		Default:	0.00 ft	Default:	0.00 ft
		Op Table:		Op Table:	
		Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Channel Link: CH-03-07-PST		Upstream		Downstream	
Scenario:	Scenario1	Invert:	3.83 ft	Invert:	2.50 ft
From Node:	N-03-PST	Manning's N:	0.0300	Manning's N:	0.0300
To Node:	N-05-PST	Geometry: Trapezoidal		Geometry: Trapezoidal	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Extrapolation:	Normal	Extrapolation:	Normal
Damping:	0.0000 ft	Bottom Width:	6.00 ft	Bottom Width:	6.00 ft
Length:	180.00 ft	Left Slope:	2.000 (h:v)	Left Slope:	2.000 (h:v)
Contraction Coef:	0	Right Slope:	2.000 (h:v)	Right Slope:	2.000 (h:v)
Expansion Coef:	0	Bottom Clip			
Entr Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Exit Loss Coef:	1	Op Table:		Op Table:	
Bend Loss Coef:	0	Ref Node:		Ref Node:	
Bend Location:	0.00 dec	Manning's N:	0.0000	Manning's N:	0.0000
Energy Switch:	Energy	Top Clip			
		Default:	0.00 ft	Default:	0.00 ft
		Op Table:		Op Table:	
		Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Channel Link: CH-03-WL-PRE		Upstream		Downstream	
Scenario:	Scenario1	Invert:	3.83 ft	Invert:	3.00 ft
From Node:	N-03-PRE	Manning's N:	0.0300	Manning's N:	0.0300
To Node:	N-WL-01-PRE	Geometry: Trapezoidal		Geometry: Trapezoidal	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Extrapolation:	Normal	Extrapolation:	Normal
Damping:	0.0000 ft	Bottom Width:	5.00 ft	Bottom Width:	5.00 ft
Length:	20.00 ft	Left Slope:	2.000 (h:v)	Left Slope:	2.000 (h:v)
Contraction Coef:	0	Right Slope:	2.000 (h:v)	Right Slope:	2.000 (h:v)
Expansion Coef:	0	Bottom Clip			
Entr Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Exit Loss Coef:	1	Op Table:		Op Table:	
Bend Loss Coef:	0	Ref Node:		Ref Node:	
Bend Location:	0.00 dec	Manning's N:	0.0000	Manning's N:	0.0000
Energy Switch:	Energy	Top Clip			
		Default:	0.00 ft	Default:	0.00 ft
		Op Table:		Op Table:	
		Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Channel Link: CH-10-11-PRE		Upstream		Downstream	
Scenario:	Scenario1	Invert:	2.18 ft	Invert:	1.04 ft
From Node:	N-10-PRE	Manning's N:	0.0300	Manning's N:	0.0300
To Node:	N-11-PRE	Geometry: Trapezoidal		Geometry: Trapezoidal	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Extrapolation:	Normal	Extrapolation:	Normal
Damping:	0.0000 ft	Bottom Width:	6.00 ft	Bottom Width:	6.00 ft
Length:	195.00 ft	Left Slope:	2.000 (h:v)	Left Slope:	2.000 (h:v)
Contraction Coef:	0	Right Slope:	2.000 (h:v)	Right Slope:	2.000 (h:v)
Expansion Coef:	0	Bottom Clip			
Entr Loss Coef:	1	Default:	0.00 ft	Default:	0.00 ft
Exit Loss Coef:	1	Op Table:		Op Table:	
Bend Loss Coef:	0	Ref Node:		Ref Node:	
Bend Location:	0.00 dec	Manning's N:	0.0000	Manning's N:	0.0000
Energy Switch:	Energy	Top Clip			
		Default:	0.00 ft	Default:	0.00 ft
		Op Table:		Op Table:	
		Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Channel Link: CH-10-11-PST		Upstream		Downstream	
Scenario:	Scenario1	Invert:	2.18 ft	Invert:	1.04 ft

From Node:	N-10-PST	Manning's N:	0.0300	Manning's N:	0.0300
To Node:	N-11-PST	Geometry: Trapezoidal		Geometry: Trapezoidal	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Extrapolation:	Normal	Extrapolation:	Normal
Damping:	0.0000 ft	Bottom Width:	6.00 ft	Bottom Width:	6.00 ft
Length:	195.00 ft	Left Slope:	2.000 (h:v)	Left Slope:	2.000 (h:v)
Contraction Coef:	0	Right Slope:	2.000 (h:v)	Right Slope:	2.000 (h:v)
Expansion Coef:	0	Bottom Clip			
Entr Loss Coef:	1	Default:	0.00 ft	Default:	0.00 ft
Exit Loss Coef:	1	Op Table:		Op Table:	
Bend Loss Coef:	0	Ref Node:		Ref Node:	
Bend Location:	0.00 dec	Manning's N:	0.0000	Manning's N:	0.0000
Energy Switch:	Energy	Top Clip			
		Default:	0.00 ft	Default:	0.00 ft
		Op Table:		Op Table:	
		Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Drop Structure Link: CS-SMF1		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	-0.30 ft	Invert:	-0.65 ft
From Node:	SMF-1	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-SMF1-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	40.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0	Op Table:		Op Table:	
Exit Loss Coef:	1	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component			
Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	4.60 ft	Op Table:	

Control Elevation:	4.60 ft
Max Depth:	0.30 ft
Max Width:	4.00 ft
Fillet:	0.00 ft

Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	4.90 ft
Control Elevation:	4.90 ft
Max Depth:	4.00 ft
Max Width:	6.50 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	3
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	3.85 ft
Control Elevation:	3.85 ft
Max Depth:	0.75 ft
Max Width:	0.83 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: CS-SMF2		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	-1.50 ft	Invert:	-2.00 ft
From Node:	SMF-2	Manning's N:	0.0120	Manning's N:	0.0120

To Node:	BNDRY-RIVER-PST
Link Count:	1
Pipe Flow Direction:	Both
Solution:	Combine
Increments:	0
Pipe Count:	1
Damping:	0.0000 ft
Length:	60.00 ft
FHWA Code:	0
Entr Loss Coef:	0
Exit Loss Coef:	1
Bend Loss Coef:	0
Bend Location:	0.00 dec
Energy Switch:	Energy

Geometry: Circular		Geometry: Circular	
Max Depth:	2.00 ft	Max Depth:	2.00 ft
Bottom Clip			
Default:	0.00 ft	Default:	0.00 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	
Manning's N:	0.0000	Manning's N:	0.0000
Top Clip			
Default:	0.00 ft	Default:	0.00 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	
Manning's N:	0.0000	Manning's N:	0.0000

Pipe Comment:

Weir Component

Weir:	1
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	4.00 ft
Control Elevation:	4.00 ft
Max Depth:	0.90 ft
Max Width:	4.00 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	4.90 ft
Control Elevation:	4.90 ft
Max Depth:	4.00 ft
Max Width:	6.50 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	3
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	2.85 ft
Control Elevation:	2.85 ft
Max Depth:	0.23 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment: MIN. ORIFICE SIZE 2.75-IN = 0.23-FT

Drop Structure Comment:

Drop Structure Link: DS-19-05-PST		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	0.20 ft	Invert:	-0.30 ft
From Node:	N-05-PST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-08-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	0.83 ft	Max Depth:	0.83 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	206.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0	Op Table:		Op Table:	
Exit Loss Coef:	1	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component	
Weir:	1
Weir Count:	2
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	2.90 ft
Control Elevation:	2.90 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Max Depth:	1.50 ft
Max Width:	1.50 ft
Fillet:	0.00 ft

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: DS-23-04-PST		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	1.20 ft	Invert:	0.00 ft
From Node:	N-04-PST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-SMF1-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	0.67 ft	Max Depth:	0.67 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	325.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0	Op Table:		Op Table:	
Exit Loss Coef:	1	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component	
Weir:	1
Weir Count:	3
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	2.90 ft
Control Elevation:	2.90 ft
Max Depth:	1.50 ft
Max Width:	1.50 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Pipe Link: P-02A-DS-PRE		Upstream		Downstream	
Scenario:	Scenario1	Invert:	2.82 ft	Invert:	0.18 ft
From Node:	N-02A-PRE	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-02B-PRE	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	0.67 ft	Max Depth:	0.67 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	16.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-02A-DS-PST		Upstream		Downstream	
Scenario:	Scenario1	Invert:	2.82 ft	Invert:	0.18 ft
From Node:	N-02A-PST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-02B-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	0.67 ft	Max Depth:	0.67 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	16.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-02B-SMF1-PST		Upstream		Downstream	
Scenario:	Scenario1	Invert:	0.18 ft	Invert:	-1.00 ft
From Node:	N-02B-PST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-SMF1-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	155.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000

Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-04B-BNDY-PRE		Upstream		Downstream	
Scenario:	Scenario1	Invert:	-0.86 ft	Invert:	-1.63 ft
From Node:	N-04B-PRE	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	BNDRY-RIVER-PRE	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	110.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-08-05-PST		Upstream		Downstream	
Scenario:	Scenario1	Invert:	-0.30 ft	Invert:	-0.31 ft
From Node:	N-08-PST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-08A-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	14.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-2B-04B-PRE		Upstream		Downstream	
Scenario:	Scenario1	Invert:	0.18 ft	Invert:	-0.64 ft
From Node:	N-02B-PRE	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-04B-PRE	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	130.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-DIXON-PST		Upstream		Downstream	
Scenario:	Scenario1	Invert:	-0.86 ft	Invert:	-1.63 ft
From Node:	N-SMF1-PST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	BNDRY-RIVER-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	120.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-INDIAN-PRE		Upstream		Downstream	
Scenario:	Scenario1	Invert:	-0.02 ft	Invert:	-1.00 ft
From Node:	N-11-PRE	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	BNDRY-RIVER-PRE	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	64.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000

Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-INDIAN-PST		Upstream		Downstream	
Scenario:	Scenario1	Invert:	-0.20 ft	Invert:	-1.00 ft
From Node:	N-11-PST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	BNDRY-RIVER-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	64.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-N04-BNDY-PST		Upstream		Downstream	
Scenario:	Scenario1	Invert:	-0.31 ft	Invert:	-0.45 ft
From Node:	N-08A-PST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	BNDRY-RIVER-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	40.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-WL-01-BNDY-PRE		Upstream		Downstream	
Scenario:	Scenario1	Invert:	-0.30 ft	Invert:	-0.45 ft
From Node:	N-WL-01A-PRE	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	BNDRY-RIVER-PRE	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	40.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-WL-01-WL-01A		Upstream		Downstream	
Scenario:	Scenario1	Invert:	1.17 ft	Invert:	1.00 ft
From Node:	N-WL-01-PRE	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-WL-01A-PRE	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	0.67 ft	Max Depth:	0.67 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	14.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	1	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Rating Curve Link: SMF-1 FILTER

Scenario:	Scenario1
From Node:	SMF-1
To Node:	N-SMF1-PST
Link Count:	1
Flow Direction:	Both

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
SMF-1 FILTER CURVE	4.20		2.50	

Comment: SMF-1 FILTER RATING CURVE

Rating Curve Link: SMF-2 FILTER

Scenario: Scenario1
From Node: SMF-2
To Node: BNDRY-RIVER-PST
Link Count: 1
Flow Direction: Both

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
SMF-2 FILTER CURVE	2.85		2.00	

Comment: Rating Curve for Sidebank Filter

Weir Link: W-ECL-N03-PRE

Scenario: Scenario1
From Node: N-ECL-PRE
To Node: N-03-PRE
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Irregular
Invert: 32.30 ft
Control Elevation: 32.30 ft
Cross Section: X-ECL-N03-PRE

Bottom Clip
Default: 0.00 ft
Op Table:
Ref Node:

Top Clip
Default: 0.00 ft
Op Table:
Ref Node:

Discharge Coefficients
Weir Default: 2.800
Weir Table:
Orifice Default: 0.600
Orifice Table:

Comment:

Weir Link: W-ECL-N03-PST

Scenario: Scenario1
From Node: N-ECL-PST
To Node: N-03-PST
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Irregular
Invert: 32.30 ft
Control Elevation: 32.30 ft
Cross Section: X-ECL-N03-PST

Bottom Clip
Default: 0.00 ft
Op Table:
Ref Node:

Top Clip
Default: 0.00 ft
Op Table:
Ref Node:

Discharge Coefficients
Weir Default: 2.800
Weir Table:
Orifice Default: 0.600
Orifice Table:

Comment:

Weir Link: W-N-04A-04B-PRE

Scenario:	Scenario1
From Node:	N-04A-PRE
To Node:	N-04B-PRE
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Rectangular
Invert:	2.00 ft
Control Elevation:	2.00 ft
Max Depth:	999.00 ft
Max Width:	24.00 ft
Fillet:	0.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Weir Link: W-N-WL-01-PRE

Scenario:	Scenario1
From Node:	N-WL-01-PRE
To Node:	N-WL-01A-PRE
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	1.48 ft
Control Elevation:	1.48 ft
Cross Section:	X-N-WL-01-PRE

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Simulation: 025Y024H

Scenario:	Scenario1
Run Date/Time:	10/10/2025 6:12:17 PM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 025Y024H
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 9.50 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 100Y024H

Scenario: Scenario1
Run Date/Time: 10/10/2025 11:39:31 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	144.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 100Y024H
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global

Rainfall Name:	~FLMOD
Rainfall Amount:	13.00 in
Storm Duration:	24.0000 hr
Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: MEAN

Scenario:	Scenario1
Run Date/Time:	10/10/2025 6:13:19 PM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	48.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 002Y024H

Extern Hydrograph Set:

Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FLMOD
		Rainfall Amount:	5.00 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Rating Curve: SMF-1 FILTER CURVE

Scenario: Scenario1
Type: Head

Head [ft]	Discharge [cfs]
4.20	0.01
3.80	0.01
3.60	0.01
3.00	0.01
2.00	0.01

Comment: SIDEBANK FILTER + UNDERDRAIN

Rating Curve: SMF-2 FILTER CURVE

Scenario: Scenario1
Type: Head

Head [ft]	Discharge [cfs]
2.85	0.03
2.75	0.03
2.58	0.02
2.25	0.02
2.00	0.01

Comment: SIDEBANK FILTER

Weir Cross Section: X-ECL-N03-PRE

Scenario: Scenario1
Lid: No

Bottom Point Table

Order	Station [ft]	Elevation [ft]
0	0.00	32.63
1	57.00	32.30
2	85.00	32.39
3	140.00	32.42

Comment:

Weir Cross Section: X-ECL-N03-PST

Scenario: Scenario1
Lid: No

Bottom Point Table

Order	Station [ft]	Elevation [ft]
0	0.00	32.63
1	57.00	32.30
2	85.00	32.39
3	140.00	32.42

Comment:

Weir Cross Section: X-N-WL-01-PRE

Scenario: Scenario1
Lid: No

Bottom Point Table

Order	Station [ft]	Elevation [ft]
0	0.00	2.75
1	107.00	1.94
2	196.00	1.48
3	290.00	1.54
4	378.00	2.00

Comment:

Boundary Stage: BNDRY-RIVER-PRE

Boundary Stage Set: 002Y024H

Year	Month	Day	Hour [hr]	Stage [ft]
0	0	0	0.0000	-0.70
0	0	0	10.0000	-0.20
0	0	0	12.0000	0.90
0	0	0	24.0000	-0.20
0	0	0	72.0000	0.50

Comment:

Boundary Stage: BNDRY-RIVER-PST

Boundary Stage Set: 002Y024H

Year	Month	Day	Hour [hr]	Stage [ft]
0	0	0	0.0000	-0.70
0	0	0	10.0000	-0.20
0	0	0	12.0000	0.90
0	0	0	24.0000	-0.20
0	0	0	72.0000	0.50

Comment: PER FIS FEMA BREVARD COUNTY REPORT - 10 YEAR EVENT STAGE IS 0.90-FT NAVD88

MSL = -0.7-ft NAVD88
Tidal Station at Titusville

MHHW = -0.2-FT NAVD88
Tidal Station at Sebastian

Boundary Stage: BNDRY-RIVER-PRE

Boundary Stage Set: 025Y024H

Year	Month	Day	Hour [hr]	Stage [ft]
0	0	0	0.0000	-0.70
0	0	0	10.0000	-0.20
0	0	0	12.0000	1.60
0	0	0	24.0000	-0.20
0	0	0	72.0000	0.50

Comment:

Boundary Stage: BNDRY-RIVER-PST

Boundary Stage Set: 025Y024H

Year	Month	Day	Hour [hr]	Stage [ft]
0	0	0	0.0000	-0.70
0	0	0	10.0000	-0.20
0	0	0	12.0000	1.60
0	0	0	24.0000	-0.20
0	0	0	72.0000	0.50

Comment: PER FIS FEMA BREVARD COUNTY REPORT - AVE. STAGE FROM 10YR TO 50YR IS 1.6-FT NAVD

Boundary Stage: BNDRY-RIVER-PRE

Boundary Stage Set: 100Y024H

Year	Month	Day	Hour [hr]	Stage [ft]
0	0	0	0.0000	-0.70
0	0	0	10.0000	-0.20
0	0	0	12.0000	3.00
0	0	0	24.0000	-0.20
0	0	0	144.0000	0.50

Comment:

Boundary Stage: BNDRY-RIVER-PST

Boundary Stage Set: 100Y024H

Year	Month	Day	Hour [hr]	Stage [ft]
0	0	0	0.0000	-0.70
0	0	0	10.0000	-0.20
0	0	0	12.0000	3.00
0	0	0	24.0000	-0.20
0	0	0	144.0000	0.50

Comment: PER TITUSVILLE DATUM STATION 8721456 MEAN SEA LEVEL = -0.7-FT NAVD
MODEL WILL USE.

PER FIS FEMA BREVARD COUNTY REPORT - INDIAN RIVER FOR AT TRANSECT 58 (458) 100-YEAR EVENT STAGE IS 2.6-FT NAVD; USE 3-FT PER

UPDATED FEMA 1% STILLWATER ELEVATION MAP, NATIONAL FLOOD INSURANCE PROGRAM.

UPDATED FEMA 1% STILLWATER ELEVATION MAP, NATIONAL FLOOD INSURANCE PROGRAM.

SECTION 4. MISCELLANEOUS CALCULATIONS

DRAWDOWN ANALYSIS FOR
STORMWATER MANAGEMENT FACILITY

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
Scenario1	DRAWDOWN	SMF-2	0.0000	4.00	0
Scenario1	DRAWDOWN	SMF-2	0.2511	3.98	183
Scenario1	DRAWDOWN	SMF-2	0.5050	3.97	367
Scenario1	DRAWDOWN	SMF-2	0.7527	3.95	545
Scenario1	DRAWDOWN	SMF-2	1.0027	3.93	723
Scenario1	DRAWDOWN	SMF-2	1.2527	3.92	899
Scenario1	DRAWDOWN	SMF-2	1.5027	3.90	1074
Scenario1	DRAWDOWN	SMF-2	1.7527	3.89	1248
Scenario1	DRAWDOWN	SMF-2	2.0027	3.87	1420
Scenario1	DRAWDOWN	SMF-2	2.2527	3.85	1590
Scenario1	DRAWDOWN	SMF-2	2.5027	3.84	1759
Scenario1	DRAWDOWN	SMF-2	2.7527	3.82	1926
Scenario1	DRAWDOWN	SMF-2	3.0027	3.81	2092
Scenario1	DRAWDOWN	SMF-2	3.2527	3.79	2257
Scenario1	DRAWDOWN	SMF-2	3.5027	3.77	2419
Scenario1	DRAWDOWN	SMF-2	3.7527	3.76	2580
Scenario1	DRAWDOWN	SMF-2	4.0027	3.74	2740
Scenario1	DRAWDOWN	SMF-2	4.2527	3.73	2898
Scenario1	DRAWDOWN	SMF-2	4.5027	3.71	3054
Scenario1	DRAWDOWN	SMF-2	4.7527	3.70	3209
Scenario1	DRAWDOWN	SMF-2	5.0027	3.68	3362
Scenario1	DRAWDOWN	SMF-2	5.2527	3.67	3514
Scenario1	DRAWDOWN	SMF-2	5.5027	3.65	3664
Scenario1	DRAWDOWN	SMF-2	5.7527	3.64	3812
Scenario1	DRAWDOWN	SMF-2	6.0027	3.62	3958
Scenario1	DRAWDOWN	SMF-2	6.2527	3.60	4103
Scenario1	DRAWDOWN	SMF-2	6.5027	3.59	4246

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
Scenario1	DRAWDOWN	SMF-2	6.7527	3.58	4388
Scenario1	DRAWDOWN	SMF-2	7.0027	3.56	4528
Scenario1	DRAWDOWN	SMF-2	7.2527	3.55	4666
Scenario1	DRAWDOWN	SMF-2	7.5027	3.53	4802
Scenario1	DRAWDOWN	SMF-2	7.7527	3.52	4936
Scenario1	DRAWDOWN	SMF-2	8.0027	3.50	5069
Scenario1	DRAWDOWN	SMF-2	8.2527	3.49	5200
Scenario1	DRAWDOWN	SMF-2	8.5027	3.47	5329
Scenario1	DRAWDOWN	SMF-2	8.7527	3.46	5457
Scenario1	DRAWDOWN	SMF-2	9.0027	3.44	5582
Scenario1	DRAWDOWN	SMF-2	9.2527	3.43	5706
Scenario1	DRAWDOWN	SMF-2	9.5027	3.42	5828
Scenario1	DRAWDOWN	SMF-2	9.7527	3.40	5948
Scenario1	DRAWDOWN	SMF-2	10.0027	3.39	6067
Scenario1	DRAWDOWN	SMF-2	10.2527	3.38	6183
Scenario1	DRAWDOWN	SMF-2	10.5027	3.36	6298
Scenario1	DRAWDOWN	SMF-2	10.7527	3.35	6410
Scenario1	DRAWDOWN	SMF-2	11.0027	3.34	6521
Scenario1	DRAWDOWN	SMF-2	11.2527	3.32	6630
Scenario1	DRAWDOWN	SMF-2	11.5027	3.31	6737
Scenario1	DRAWDOWN	SMF-2	11.7527	3.30	6842
Scenario1	DRAWDOWN	SMF-2	12.0027	3.29	6945
Scenario1	DRAWDOWN	SMF-2	12.2527	3.27	7046
Scenario1	DRAWDOWN	SMF-2	12.5027	3.26	7145
Scenario1	DRAWDOWN	SMF-2	12.7527	3.25	7242
Scenario1	DRAWDOWN	SMF-2	13.0027	3.24	7338
Scenario1	DRAWDOWN	SMF-2	13.2527	3.23	7431

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
Scenario1	DRAWDOWN	SMF-2	13.5027	3.22	7522
Scenario1	DRAWDOWN	SMF-2	13.7527	3.20	7611
Scenario1	DRAWDOWN	SMF-2	14.0027	3.19	7698
Scenario1	DRAWDOWN	SMF-2	14.2527	3.18	7783
Scenario1	DRAWDOWN	SMF-2	14.5027	3.17	7866
Scenario1	DRAWDOWN	SMF-2	14.7527	3.16	7947
Scenario1	DRAWDOWN	SMF-2	15.0027	3.15	8026
Scenario1	DRAWDOWN	SMF-2	15.2527	3.14	8102
Scenario1	DRAWDOWN	SMF-2	15.5027	3.13	8177
Scenario1	DRAWDOWN	SMF-2	15.7527	3.12	8249
Scenario1	DRAWDOWN	SMF-2	16.0027	3.11	8318
Scenario1	DRAWDOWN	SMF-2	16.2527	3.10	8384
Scenario1	DRAWDOWN	SMF-2	16.5027	3.10	8447
Scenario1	DRAWDOWN	SMF-2	16.7527	3.09	8506
Scenario1	DRAWDOWN	SMF-2	17.0027	3.08	8563
Scenario1	DRAWDOWN	SMF-2	17.2527	3.07	8617
Scenario1	DRAWDOWN	SMF-2	17.5027	3.07	8670
Scenario1	DRAWDOWN	SMF-2	17.7527	3.06	8720
Scenario1	DRAWDOWN	SMF-2	18.0027	3.05	8769
Scenario1	DRAWDOWN	SMF-2	18.2527	3.05	8816
Scenario1	DRAWDOWN	SMF-2	18.5027	3.04	8860
Scenario1	DRAWDOWN	SMF-2	18.7527	3.03	8903
Scenario1	DRAWDOWN	SMF-2	19.0027	3.03	8943
Scenario1	DRAWDOWN	SMF-2	19.2527	3.02	8982
Scenario1	DRAWDOWN	SMF-2	19.5027	3.02	9019
Scenario1	DRAWDOWN	SMF-2	19.7527	3.01	9054
Scenario1	DRAWDOWN	SMF-2	20.0027	3.01	9087

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
Scenario1	DRAWDOWN	SMF-2	20.2527	3.00	9119
Scenario1	DRAWDOWN	SMF-2	20.5027	3.00	9149
Scenario1	DRAWDOWN	SMF-2	20.7527	3.00	9178
Scenario1	DRAWDOWN	SMF-2	21.0027	2.99	9206
Scenario1	DRAWDOWN	SMF-2	21.2527	2.99	9232
Scenario1	DRAWDOWN	SMF-2	21.5027	2.98	9257
Scenario1	DRAWDOWN	SMF-2	21.7527	2.98	9281
Scenario1	DRAWDOWN	SMF-2	22.0027	2.98	9304
Scenario1	DRAWDOWN	SMF-2	22.2527	2.97	9326
Scenario1	DRAWDOWN	SMF-2	22.5027	2.97	9347
Scenario1	DRAWDOWN	SMF-2	22.7527	2.97	9367
Scenario1	DRAWDOWN	SMF-2	23.0027	2.97	9386
Scenario1	DRAWDOWN	SMF-2	23.2527	2.96	9404
Scenario1	DRAWDOWN	SMF-2	23.5027	2.96	9422
Scenario1	DRAWDOWN	SMF-2	23.7527	2.96	9439
Scenario1	DRAWDOWN	SMF-2	24.0027	2.96	9455
Scenario1	DRAWDOWN	SMF-2	24.2527	2.95	9471
Scenario1	DRAWDOWN	SMF-2	24.5027	2.95	9486
Scenario1	DRAWDOWN	SMF-2	24.7527	2.95	9500
Scenario1	DRAWDOWN	SMF-2	25.0027	2.95	9514
Scenario1	DRAWDOWN	SMF-2	25.2527	2.95	9527
Scenario1	DRAWDOWN	SMF-2	25.5027	2.94	9540
Scenario1	DRAWDOWN	SMF-2	25.7527	2.94	9553
Scenario1	DRAWDOWN	SMF-2	26.0027	2.94	9565
Scenario1	DRAWDOWN	SMF-2	26.2527	2.94	9576
Scenario1	DRAWDOWN	SMF-2	26.5027	2.94	9588
Scenario1	DRAWDOWN	SMF-2	26.7527	2.94	9598

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
Scenario1	DRAWDOWN	SMF-2	27.0027	2.93	9609
Scenario1	DRAWDOWN	SMF-2	27.2527	2.93	9619
Scenario1	DRAWDOWN	SMF-2	27.5027	2.93	9629
Scenario1	DRAWDOWN	SMF-2	27.7527	2.93	9638
Scenario1	DRAWDOWN	SMF-2	28.0027	2.93	9647
Scenario1	DRAWDOWN	SMF-2	28.2527	2.93	9656
Scenario1	DRAWDOWN	SMF-2	28.5027	2.93	9665
Scenario1	DRAWDOWN	SMF-2	28.7527	2.92	9673
Scenario1	DRAWDOWN	SMF-2	29.0027	2.92	9681
Scenario1	DRAWDOWN	SMF-2	29.2527	2.92	9689
Scenario1	DRAWDOWN	SMF-2	29.5027	2.92	9697
Scenario1	DRAWDOWN	SMF-2	29.7527	2.92	9704
Scenario1	DRAWDOWN	SMF-2	30.0027	2.92	9711
Scenario1	DRAWDOWN	SMF-2	30.2527	2.92	9718
Scenario1	DRAWDOWN	SMF-2	30.5027	2.92	9725
Scenario1	DRAWDOWN	SMF-2	30.7527	2.92	9732
Scenario1	DRAWDOWN	SMF-2	31.0027	2.92	9738
Scenario1	DRAWDOWN	SMF-2	31.2527	2.91	9744
Scenario1	DRAWDOWN	SMF-2	31.5027	2.91	9750
Scenario1	DRAWDOWN	SMF-2	31.7527	2.91	9756
Scenario1	DRAWDOWN	SMF-2	32.0027	2.91	9762
Scenario1	DRAWDOWN	SMF-2	32.2527	2.91	9768
Scenario1	DRAWDOWN	SMF-2	32.5027	2.91	9773
Scenario1	DRAWDOWN	SMF-2	32.7527	2.91	9778
Scenario1	DRAWDOWN	SMF-2	33.0027	2.91	9784
Scenario1	DRAWDOWN	SMF-2	33.2527	2.91	9789
Scenario1	DRAWDOWN	SMF-2	33.5027	2.91	9794

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
Scenario1	DRAWDOWN	SMF-2	33.7527	2.91	9798
Scenario1	DRAWDOWN	SMF-2	34.0027	2.91	9803
Scenario1	DRAWDOWN	SMF-2	34.2527	2.90	9808
Scenario1	DRAWDOWN	SMF-2	34.5027	2.90	9812
Scenario1	DRAWDOWN	SMF-2	34.7527	2.90	9817
Scenario1	DRAWDOWN	SMF-2	35.0027	2.90	9821
Scenario1	DRAWDOWN	SMF-2	35.2527	2.90	9825
Scenario1	DRAWDOWN	SMF-2	35.5027	2.90	9829
Scenario1	DRAWDOWN	SMF-2	35.7527	2.90	9833
Scenario1	DRAWDOWN	SMF-2	36.0027	2.90	9837
Scenario1	DRAWDOWN	SMF-2	36.2527	2.90	9841
Scenario1	DRAWDOWN	SMF-2	36.5027	2.90	9845
Scenario1	DRAWDOWN	SMF-2	36.7527	2.90	9848
Scenario1	DRAWDOWN	SMF-2	37.0027	2.90	9852
Scenario1	DRAWDOWN	SMF-2	37.2527	2.90	9855
Scenario1	DRAWDOWN	SMF-2	37.5027	2.90	9859
Scenario1	DRAWDOWN	SMF-2	37.7527	2.90	9862
Scenario1	DRAWDOWN	SMF-2	38.0027	2.90	9865
Scenario1	DRAWDOWN	SMF-2	38.2527	2.90	9869
Scenario1	DRAWDOWN	SMF-2	38.5027	2.90	9872
Scenario1	DRAWDOWN	SMF-2	38.7527	2.90	9875
Scenario1	DRAWDOWN	SMF-2	39.0027	2.89	9878
Scenario1	DRAWDOWN	SMF-2	39.2527	2.89	9881
Scenario1	DRAWDOWN	SMF-2	39.5027	2.89	9884
Scenario1	DRAWDOWN	SMF-2	39.7527	2.89	9887
Scenario1	DRAWDOWN	SMF-2	40.0027	2.89	9890
Scenario1	DRAWDOWN	SMF-2	40.2527	2.89	9892

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
Scenario1	DRAWDOWN	SMF-2	40.5027	2.89	9895
Scenario1	DRAWDOWN	SMF-2	40.7527	2.89	9898
Scenario1	DRAWDOWN	SMF-2	41.0027	2.89	9900
Scenario1	DRAWDOWN	SMF-2	41.2527	2.89	9903
Scenario1	DRAWDOWN	SMF-2	41.5027	2.89	9905
Scenario1	DRAWDOWN	SMF-2	41.7527	2.89	9908
Scenario1	DRAWDOWN	SMF-2	42.0027	2.89	9910
Scenario1	DRAWDOWN	SMF-2	42.2527	2.89	9913
Scenario1	DRAWDOWN	SMF-2	42.5027	2.89	9915
Scenario1	DRAWDOWN	SMF-2	42.7527	2.89	9917
Scenario1	DRAWDOWN	SMF-2	43.0027	2.89	9920
Scenario1	DRAWDOWN	SMF-2	43.2527	2.89	9922
Scenario1	DRAWDOWN	SMF-2	43.5027	2.89	9924
Scenario1	DRAWDOWN	SMF-2	43.7527	2.89	9926
Scenario1	DRAWDOWN	SMF-2	44.0027	2.89	9928
Scenario1	DRAWDOWN	SMF-2	44.2527	2.89	9930
Scenario1	DRAWDOWN	SMF-2	44.5027	2.89	9933
Scenario1	DRAWDOWN	SMF-2	44.7527	2.89	9935
Scenario1	DRAWDOWN	SMF-2	45.0027	2.89	9937
Scenario1	DRAWDOWN	SMF-2	45.2527	2.89	9938
Scenario1	DRAWDOWN	SMF-2	45.5027	2.89	9940
Scenario1	DRAWDOWN	SMF-2	45.7527	2.89	9942
Scenario1	DRAWDOWN	SMF-2	46.0027	2.88	9944
Scenario1	DRAWDOWN	SMF-2	46.2527	2.88	9946
Scenario1	DRAWDOWN	SMF-2	46.5027	2.88	9948
Scenario1	DRAWDOWN	SMF-2	46.7527	2.88	9950
Scenario1	DRAWDOWN	SMF-2	47.0027	2.88	9951

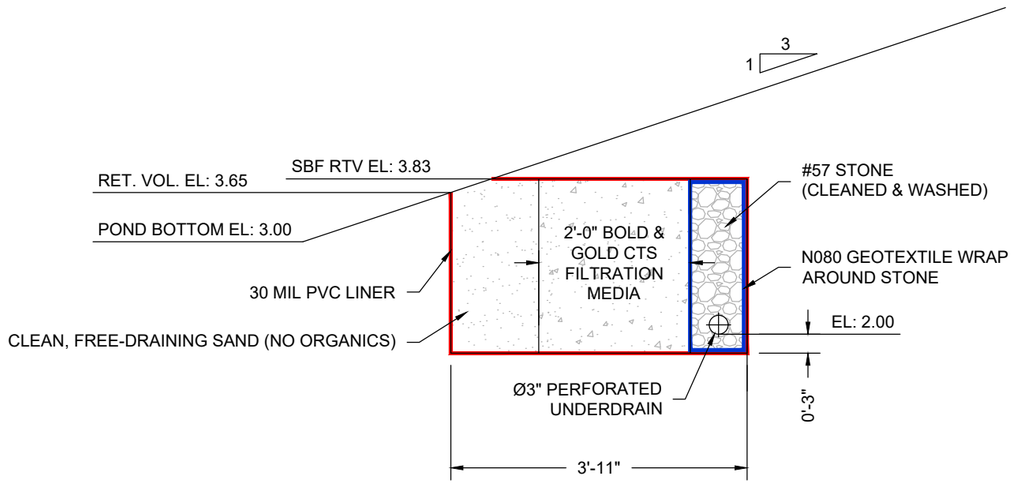
Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
Scenario1	DRAWDOWN	SMF-2	47.2527	2.88	9953
Scenario1	DRAWDOWN	SMF-2	47.5027	2.88	9955
Scenario1	DRAWDOWN	SMF-2	47.7527	2.88	9956
Scenario1	DRAWDOWN	SMF-2	48.0027	2.88	9958
Scenario1	DRAWDOWN	SMF-2	48.2527	2.88	9960
Scenario1	DRAWDOWN	SMF-2	48.5027	2.88	9961
Scenario1	DRAWDOWN	SMF-2	48.7527	2.88	9963
Scenario1	DRAWDOWN	SMF-2	49.0027	2.88	9965
Scenario1	DRAWDOWN	SMF-2	49.2527	2.88	9966
Scenario1	DRAWDOWN	SMF-2	49.5027	2.88	9968
Scenario1	DRAWDOWN	SMF-2	49.7527	2.88	9969
Scenario1	DRAWDOWN	SMF-2	50.0027	2.88	9971
Scenario1	DRAWDOWN	SMF-2	50.2527	2.88	9972
Scenario1	DRAWDOWN	SMF-2	50.5027	2.88	9973
Scenario1	DRAWDOWN	SMF-2	50.7527	2.88	9975
Scenario1	DRAWDOWN	SMF-2	51.0027	2.88	9976
Scenario1	DRAWDOWN	SMF-2	51.2527	2.88	9978
Scenario1	DRAWDOWN	SMF-2	51.5027	2.88	9979
Scenario1	DRAWDOWN	SMF-2	51.7527	2.88	9980
Scenario1	DRAWDOWN	SMF-2	52.0027	2.88	9982
Scenario1	DRAWDOWN	SMF-2	52.2527	2.88	9983
Scenario1	DRAWDOWN	SMF-2	52.5027	2.88	9984
Scenario1	DRAWDOWN	SMF-2	52.7527	2.88	9986
Scenario1	DRAWDOWN	SMF-2	53.0027	2.88	9987
Scenario1	DRAWDOWN	SMF-2	53.2527	2.88	9988
Scenario1	DRAWDOWN	SMF-2	53.5027	2.88	9989
Scenario1	DRAWDOWN	SMF-2	53.7527	2.88	9990

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
Scenario1	DRAWDOWN	SMF-2	54.0027	2.88	9992
Scenario1	DRAWDOWN	SMF-2	54.2527	2.88	9993
Scenario1	DRAWDOWN	SMF-2	54.5027	2.88	9994
Scenario1	DRAWDOWN	SMF-2	54.7527	2.88	9995
Scenario1	DRAWDOWN	SMF-2	55.0027	2.88	9996
Scenario1	DRAWDOWN	SMF-2	55.2527	2.88	9997
Scenario1	DRAWDOWN	SMF-2	55.5027	2.88	9998
Scenario1	DRAWDOWN	SMF-2	55.7527	2.88	10000
Scenario1	DRAWDOWN	SMF-2	56.0027	2.88	10001
Scenario1	DRAWDOWN	SMF-2	56.2527	2.88	10002
Scenario1	DRAWDOWN	SMF-2	56.5027	2.88	10003
Scenario1	DRAWDOWN	SMF-2	56.7527	2.88	10004
Scenario1	DRAWDOWN	SMF-2	57.0027	2.88	10005
Scenario1	DRAWDOWN	SMF-2	57.2527	2.88	10006
Scenario1	DRAWDOWN	SMF-2	57.5027	2.88	10007
Scenario1	DRAWDOWN	SMF-2	57.7527	2.88	10008
Scenario1	DRAWDOWN	SMF-2	58.0027	2.88	10009
Scenario1	DRAWDOWN	SMF-2	58.2527	2.88	10010
Scenario1	DRAWDOWN	SMF-2	58.5027	2.87	10011
Scenario1	DRAWDOWN	SMF-2	58.7527	2.87	10012
Scenario1	DRAWDOWN	SMF-2	59.0027	2.87	10013
Scenario1	DRAWDOWN	SMF-2	59.2527	2.87	10013
Scenario1	DRAWDOWN	SMF-2	59.5027	2.87	10014
Scenario1	DRAWDOWN	SMF-2	59.7527	2.87	10015
Scenario1	DRAWDOWN	SMF-2	60.0027	2.87	10016
Scenario1	DRAWDOWN	SMF-2	60.2527	2.87	10017
Scenario1	DRAWDOWN	SMF-2	60.5027	2.87	10018

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
Scenario1	DRAWDOWN	SMF-2	60.7527	2.87	10019
Scenario1	DRAWDOWN	SMF-2	61.0027	2.87	10020
Scenario1	DRAWDOWN	SMF-2	61.2527	2.87	10021
Scenario1	DRAWDOWN	SMF-2	61.5027	2.87	10021
Scenario1	DRAWDOWN	SMF-2	61.7527	2.87	10022
Scenario1	DRAWDOWN	SMF-2	62.0027	2.87	10023
Scenario1	DRAWDOWN	SMF-2	62.2527	2.87	10024
Scenario1	DRAWDOWN	SMF-2	62.5027	2.87	10025
Scenario1	DRAWDOWN	SMF-2	62.7527	2.87	10025
Scenario1	DRAWDOWN	SMF-2	63.0027	2.87	10026
Scenario1	DRAWDOWN	SMF-2	63.2527	2.87	10027
Scenario1	DRAWDOWN	SMF-2	63.5027	2.87	10028
Scenario1	DRAWDOWN	SMF-2	63.7527	2.87	10029
Scenario1	DRAWDOWN	SMF-2	64.0027	2.87	10029
Scenario1	DRAWDOWN	SMF-2	64.2527	2.87	10030
Scenario1	DRAWDOWN	SMF-2	64.5027	2.87	10031
Scenario1	DRAWDOWN	SMF-2	64.7527	2.87	10031
Scenario1	DRAWDOWN	SMF-2	65.0027	2.87	10032
Scenario1	DRAWDOWN	SMF-2	65.2527	2.87	10033
Scenario1	DRAWDOWN	SMF-2	65.5027	2.87	10034
Scenario1	DRAWDOWN	SMF-2	65.7527	2.87	10034
Scenario1	DRAWDOWN	SMF-2	66.0027	2.87	10035
Scenario1	DRAWDOWN	SMF-2	66.2527	2.87	10036
Scenario1	DRAWDOWN	SMF-2	66.5027	2.87	10036
Scenario1	DRAWDOWN	SMF-2	66.7527	2.87	10037
Scenario1	DRAWDOWN	SMF-2	67.0027	2.87	10038
Scenario1	DRAWDOWN	SMF-2	67.2527	2.87	10038

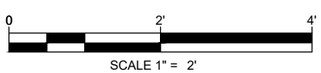
Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
Scenario1	DRAWDOWN	SMF-2	67.5027	2.87	10039
Scenario1	DRAWDOWN	SMF-2	67.7527	2.87	10040
Scenario1	DRAWDOWN	SMF-2	68.0027	2.87	10040
Scenario1	DRAWDOWN	SMF-2	68.2527	2.87	10041
Scenario1	DRAWDOWN	SMF-2	68.5027	2.87	10042
Scenario1	DRAWDOWN	SMF-2	68.7527	2.87	10042
Scenario1	DRAWDOWN	SMF-2	69.0027	2.87	10043
Scenario1	DRAWDOWN	SMF-2	69.2527	2.87	10044
Scenario1	DRAWDOWN	SMF-2	69.5027	2.87	10044
Scenario1	DRAWDOWN	SMF-2	69.7527	2.87	10045
Scenario1	DRAWDOWN	SMF-2	70.0027	2.87	10045
Scenario1	DRAWDOWN	SMF-2	70.2527	2.87	10046
Scenario1	DRAWDOWN	SMF-2	70.5027	2.87	10047
Scenario1	DRAWDOWN	SMF-2	70.7527	2.87	10047
Scenario1	DRAWDOWN	SMF-2	71.0027	2.87	10048
Scenario1	DRAWDOWN	SMF-2	71.2527	2.87	10048
Scenario1	DRAWDOWN	SMF-2	71.5027	2.87	10049
Scenario1	DRAWDOWN	SMF-2	71.7527	2.87	10049
Scenario1	DRAWDOWN	SMF-2	72.0027	2.87	10050

BMPTRAIN ANALYSIS - SUPPORT ANALYSIS FOR SIDE BANK FILTER SYSTEM



MATERIAL QUANTITIES	
FILTER LENGTH	47 LF
PERFORATED UNDERDRAIN LENGTH	46 LF
SAND SECTION AREA	3.22 SF
SAND BANK VOLUME	151 CF
BOLD & GOLD SECTION AREA	4.60 SF
BOLD & GOLD BANK VOLUME	216 CF
#57 STONE SECTION AREA	1.72 SF
#57 STONE BANK VOLUME	81 CF
N080 SEPARATION GEOTEXTILE	330 SF
30 MIL PVC LINER	632 SF

GRAPHIC SCALE



EMBANKMENT
High-Performance Side Bank Filter

ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

FERGUSON WATERWORKS

FOR ADDITIONAL INFORMATION PLEASE CONTACT:
FERGUSON WATERWORKS,
1-800-448-3636, www.fergusongss.com

SIDE BANK FILTER SECTION
COCOA VILLAGE BAY ESTATES
COCOA BEACH, FL

DRAWN BY
JKB

DATE
10/22/2025

SHEET NO.
1 of 1

Bold & Gold Filter Water Quality Analysis

Project Name	**Cocoa Village Bay Estates**			**Date**	**10/22/2025**
City/County	**Cocoa Beach**	**State**	**FL**	**Designed By**	**JKB**

Inputs

Water Management District: **St. Johns River**

BMPTrains Inputs:

Media Type	**CTS**	
Post-Dev Catchment Area	**1.31**	acres
Area of Pond (NWL)	**0.00**	acres
Treatment Depth	**1.62**	inches
Curve Number, CN	**74.00**	
Percent DCIA	**11.00**	%
Annual TP Removed	**0.04**	kg/yr

Pond Inputs:

Bottom of Treatment Volume	**3.65**	ft
Underdrain Diameter (d)	**3**	in
Tailwater Elevation	**0.00**	ft
OCS Discharge Pipe Elev.*	**2.00**	ft
Basin Berm Slope	**3**	:1

*OCS Discharge Elevation is the greater of the pipe leaving the outlet structure, or the rim elevation of the bubble up structure

Top of Treatment Volume Calculation

BMPTrains Treatment Volume	0.04	ac-ft	12350.34	Gallons
Drawdown Treatment Volume	0.04	ac-ft	12350.34	Gallons

Top of Drawdown Treatment Volume:

Bottom of TV:	3.65	ft	Storage Volume:	0.00	CF
Top of TV:	3.83	ft	Treatment Volume:	1651.11	CF
Stage Above TV:	**5.00**	ft	Storage Volume:	**12436.44**	CF

Filter Sizing Calculation

Effective Impervious Area:

Pervious Area	1.17	acres
Runoff Depth	0.19	inches
EIA_{pond}	0.00	acres
EIA_{DCIA}	0.14	acres
$EIA_{pervious}$	0.14	acres
Effective Impervious Area	0.281	acres

Minimum Filter Area:

Media Flow Rate	0.05	GPM/SF
Water Quality Filter Area	82.47	SF
Minimum Filter Area	**82.47**	**SF**

Filter Life Expectancy

Filter Information:

Filter Volume	164.94	cf
Fraction OP in TP	1.00	
Annual TP Removed	0.04	kg/yr

Media Information:

Removal Rate	0.20	mg OP / g
Saturated Weight	95	lb/cf

Removal Capacity = Filter Volume (cf) * Moist Weight (lb/cf) * 454 (g/lb) * Media Capacity (mg/g) = 1,422,729.97 mg

OP Removed per Year = Fraction of OP in TP * Mass Removed (kg/yr) * 1,000,000 mg/kg = 43,700.00 mg/yr

Service Life = Removal Capacity (mg) / OP Removed per year (mg/yr)= 32.56 yr

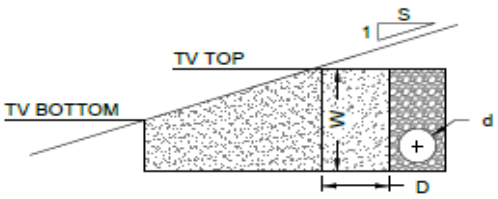
FERGUSON WATERWORKS

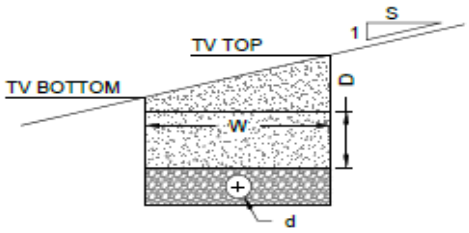
Bold & Gold Filter Drawdown Analysis

Project Name	**Cocoa Village Bay Estates**	**Date**	**10/22/2025**
City/County	**Cocoa Beach**	**State**	**FL**
Designed By	**JKB**		

Inputs

Drawdown Runoff Volume	0.04	ac-ft	Length of Pipe (L)	45.12	ft
Filter Permeibility	0.42	ft/hr	Pipe Diameter (d)	3.00	in
Number of Increments	10		Pipe Invert Elevation	2.00	ft
Filter Media Depth (D)	2.00	ft	Mannings (n)	0.012	
Filter Media Width (W)	1.83	ft	Slope (S)	0.002	ft/ft



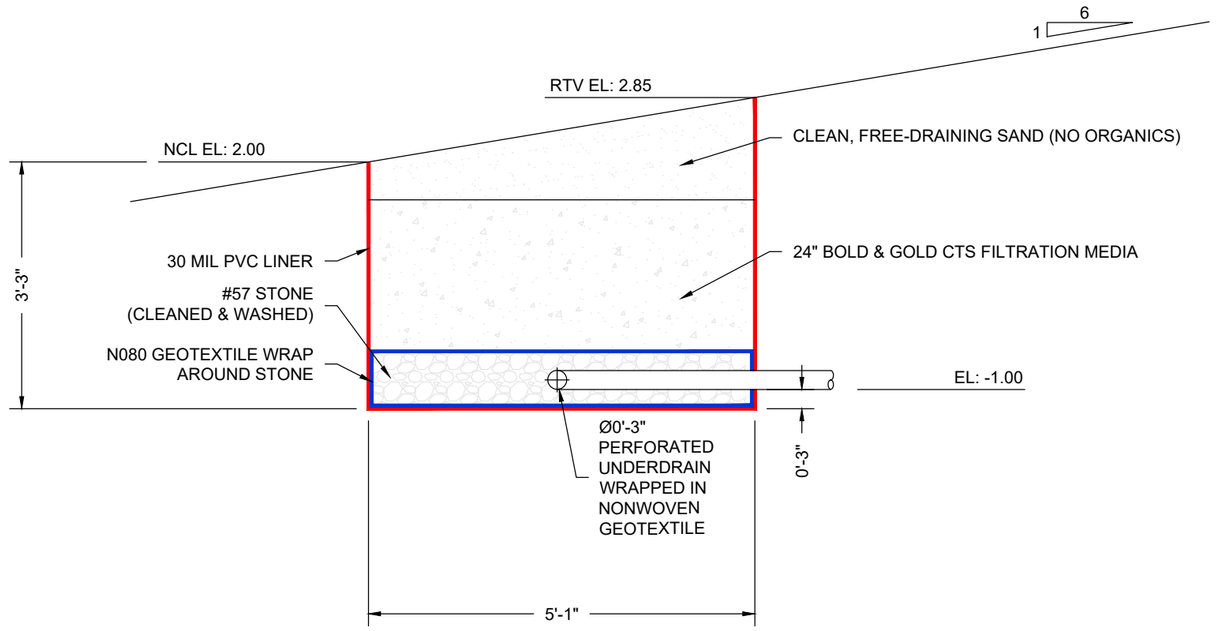


Drawdown Time Calculation

Elev. (ft.)	Storage (cf)	Incr. Storage (V)(cf)	Elevation Change (H) (ft.)	Avg. Flow Distance (D) (ft.)	Hydraulic Gradient (i)	Avg. Filter Flow Area (A)(SF)	Instant. Discharge (Q) (CFH)	Avg. Discharge Per Increm. (Q)(CFH)	Drawdown Time Per Increm. (hrs.)
3.828	1651.11		1.70	2.00	0.85	82.47	29.25		
		165.11						29.10	5.67
3.810	1486.00		1.68	2.00	0.84	82.47	28.94		
		165.11						28.79	5.73
3.792	1320.89		1.67	2.00	0.83	82.47	28.64		
		165.11						28.48	5.80
3.774	1155.78		1.65	2.00	0.82	82.47	28.33		
		165.11						28.17	5.86
3.756	990.67		1.63	2.00	0.82	82.47	28.02		
		165.11						27.87	5.93
3.738	825.56		1.61	2.00	0.81	82.47	27.71		
		165.11						27.56	5.99
3.720	660.45		1.59	2.00	0.80	82.47	27.40		
		165.11						27.25	6.06
3.702	495.33		1.58	2.00	0.79	82.47	27.09		
		165.11						26.94	6.13
3.684	330.22		1.56	2.00	0.78	82.47	26.79		
		165.11						26.63	6.20
3.666	165.11		1.54	2.00	0.77	82.47	26.48		
		165.11						26.32	6.27
3.648	0.00		1.52	2.00	0.76	82.47	26.17		

Draw Down Time Total	=	60.00	hrs.	Pass
Minimum Pipe Diameter	=	3.00	in.	Pass
Minimum Filter Area	=	82.47	sf	Pass

FERGUSON WATERWORKS



MATERIAL QUANTITIES	
FILTER LENGTH	54 LF
PERFORATED UNDERDRAIN LENGTH	53 LF
SAND SECTION AREA	4.56 SF
SAND BANK VOLUME	246 CF
BOLD & GOLD SECTION AREA	9.96 SF
BOLD & GOLD BANK VOLUME	538 CF
#57 STONE SECTION AREA	3.86 SF
#57 STONE BANK VOLUME	208 CF
N080 SEPARATION GEOTEXTILE	727 SF
30 MIL PVC LINER	774 SF

GRAPHIC SCALE

0 2' 4'

SCALE 1" = 2'

EMBANKMENT
High-Performance Side Bank Filter

ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

FERGUSON WATERWORKS

FOR ADDITIONAL INFORMATION PLEASE CONTACT:
FERGUSON WATERWORKS,
1-800-448-3636, www.fergusongss.com

SIDE BANK FILTER SECTION
COCOA VILLAGE BAY ESTATES
COCOA BEACH, FL

DRAWN BY
JKB

DATE
6/16/2025

SHEET NO.
1 of 1

Bold & Gold Filter Water Quality Analysis

Project Name	**Cocoa Village Bay Estates**			**Date**	**10/22/2025**
City/County	**Cocoa Beach**	**State**	**FL**	**Designed By**	**JKB**

Inputs

Water Management District: **St. Johns River**

BMPTrains Inputs:

Media Type	**CTS**	
Post-Dev Catchment Area	**1.73**	acres
Area of Pond (NWL)	**0.09**	acres
Treatment Depth	**2.35**	inches
Curve Number, CN	**74.00**	
Percent DCIA	**10.00**	%
Annual TP Removed	**0.09**	kg/yr

Pond Inputs:

Bottom of Treatment Volume	**2.00**	ft
Underdrain Diameter (d)	**3**	in
Tailwater Elevation	**1.00**	ft
OCS Discharge Pipe Elev.*	**1.00**	ft
Basin Berm Slope	**6**	:1

*OCS Discharge Elevation is the greater of the pipe leaving the outlet structure, or the rim elevation of the bubble up structure

Top of Treatment Volume Calculation

BMPTrains Treatment Volume	0.11	ac-ft	37279.99	Gallons
Drawdown Treatment Volume	0.11	ac-ft	37279.99	Gallons

Top of Drawdown Treatment Volume:

Bottom of TV:	2.00	ft	Storage Volume:	0.00	CF
Top of TV:	2.85	ft	Treatment Volume:	4983.96	CF
Stage Above TV:	**4.00**	ft	Storage Volume:	**11764.00**	CF

Filter Sizing Calculation

Effective Impervious Area:

Pervious Area	1.48	acres
Runoff Depth	0.53	inches
EIA_{pond}	0.09	acres
EIA_{DCIA}	0.16	acres
$EIA_{pervious}$	0.33	acres
Effective Impervious Area	0.584	acres

Minimum Filter Area:

Media Flow Rate	0.05	GPM/SF
Water Quality Filter Area	248.93	SF
Minimum Filter Area	**265.69**	**SF**

Filter Life Expectancy

Filter Information:

Filter Volume	531.38	cf
Fraction OP in TP	1.00	
Annual TP Removed	0.09	kg/yr

Media Information:

Removal Rate	0.20	mg OP / g
Saturated Weight	95	lb/cf

Removal Capacity = Filter Volume (cf) * Moist Weight (lb/cf) * 454 (g/lb) * Media Capacity (mg/g) = 4,583,680.37 mg

OP Removed per Year = Fraction of OP in TP * Mass Removed (kg/yr) * 1,000,000 mg/kg = 90,250.00 mg/yr

Service Life = Removal Capacity (mg) / OP Removed per year (mg/yr)= 50.79 yr

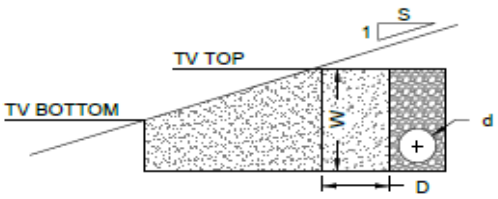
FERGUSON WATERWORKS

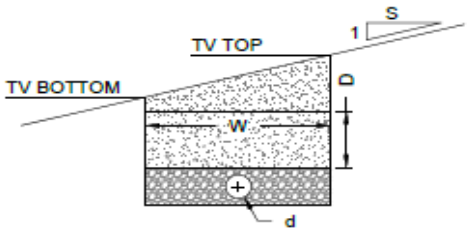
Bold & Gold Filter Drawdown Analysis

Project Name	**Cocoa Village Bay Estates**	**Date**	**10/22/2025**
City/County	**Cocoa Beach**	**State**	**FL**	**Designed By**	**JKB**

Inputs

Drawdown Runoff Volume	0.11	ac-ft	Length of Pipe (L)	52.26	ft
Filter Permeibility	0.42	ft/hr	Pipe Diameter (d)	3.00	in
Number of Increments	10		Pipe Invert Elevation	1.00	ft
Filter Media Depth (D)	2.00	ft	Mannings (n)	0.012	
Filter Media Width (W)	5.08	ft	Slope (S)	0.002	ft/ft





Drawdown Time Calculation

Elev. (ft.)	Storage (cf)	Incr. Storage (V)(cf)	Elevation Change (H) (ft.)	Avg. Flow Distance (D) (ft.)	Hydraulic Gradient (i)	Avg. Filter Flow Area (A)(SF)	Instant. Discharge (Q) (CFH)	Avg. Discharge Per Increm. (Q)(CFH)	Drawdown Time Per Increm. (hrs.)
2.847	4983.96		1.72	2.00	0.86	265.69	95.33		
		498.40						92.99	5.36
2.763	4485.56		1.64	2.00	0.82	265.69	90.64		
		498.40						88.30	5.64
2.678	3987.16		1.55	2.00	0.78	265.69	85.95		
		498.40						83.61	5.96
2.593	3488.77		1.47	2.00	0.73	265.69	81.26		
		498.40						78.92	6.32
2.508	2990.37		1.38	2.00	0.69	265.69	76.57		
		498.40						74.23	6.71
2.424	2491.98		1.30	2.00	0.65	265.69	71.88		
		498.40						69.54	7.17
2.339	1993.58		1.21	2.00	0.61	265.69	67.19		
		498.40						64.85	7.69
2.254	1495.19		1.13	2.00	0.56	265.69	62.50		
		498.40						60.16	8.28
2.169	996.79		1.04	2.00	0.52	265.69	57.81		
		498.40						55.47	8.99
2.085	498.40		0.96	2.00	0.48	265.69	53.12		
		498.40						50.78	9.82
2.000	0.00		0.88	2.00	0.44	265.69	48.43		

Draw Down Time Total	=	72.00	hrs.	Pass
Minimum Pipe Diameter	=	3.00	in.	Pass
Minimum Filter Area	=	265.69	sf	Pass

FERGUSON WATERWORKS

FLOODPLAIN ANALYSIS RESULTS

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	0.0000	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	0.2503	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	0.5022	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	0.7575	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	1.0075	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	1.2575	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	1.5075	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	1.7575	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	2.0075	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	2.2575	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	2.5075	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	2.7575	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	3.0075	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	3.2575	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	3.5003	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	3.7517	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	4.0005	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	4.2508	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	4.5002	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	4.7504	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	5.0002	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	5.2502	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	5.5002	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	5.7501	4
Scenario1	100Y024H	BNDRY-RIVER-PRE	6.0000	16
Scenario1	100Y024H	BNDRY-RIVER-PRE	6.2502	43
Scenario1	100Y024H	BNDRY-RIVER-PRE	6.5006	84
Scenario1	100Y024H	BNDRY-RIVER-PRE	6.7515	143
Scenario1	100Y024H	BNDRY-RIVER-PRE	7.0018	222
Scenario1	100Y024H	BNDRY-RIVER-PRE	7.2513	322
Scenario1	100Y024H	BNDRY-RIVER-PRE	7.5001	446
Scenario1	100Y024H	BNDRY-RIVER-PRE	7.7508	599
Scenario1	100Y024H	BNDRY-RIVER-PRE	8.0015	785
Scenario1	100Y024H	BNDRY-RIVER-PRE	8.2505	1009
Scenario1	100Y024H	BNDRY-RIVER-PRE	8.5003	1268
Scenario1	100Y024H	BNDRY-RIVER-PRE	8.7511	1562
Scenario1	100Y024H	BNDRY-RIVER-PRE	9.0015	1907
Scenario1	100Y024H	BNDRY-RIVER-PRE	9.2502	2330
Scenario1	100Y024H	BNDRY-RIVER-PRE	9.5004	3218
Scenario1	100Y024H	BNDRY-RIVER-PRE	9.7509	4503
Scenario1	100Y024H	BNDRY-RIVER-PRE	10.0010	5994

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	10.2504	7638
Scenario1	100Y024H	BNDRY-RIVER-PRE	10.5004	9425
Scenario1	100Y024H	BNDRY-RIVER-PRE	10.7503	11408
Scenario1	100Y024H	BNDRY-RIVER-PRE	11.0002	13550
Scenario1	100Y024H	BNDRY-RIVER-PRE	11.2501	14640
Scenario1	100Y024H	BNDRY-RIVER-PRE	11.5000	15321
Scenario1	100Y024H	BNDRY-RIVER-PRE	11.7501	15930
Scenario1	100Y024H	BNDRY-RIVER-PRE	12.0000	18150
Scenario1	100Y024H	BNDRY-RIVER-PRE	12.2500	23407
Scenario1	100Y024H	BNDRY-RIVER-PRE	12.5000	31502
Scenario1	100Y024H	BNDRY-RIVER-PRE	12.7500	39973
Scenario1	100Y024H	BNDRY-RIVER-PRE	13.0000	49269
Scenario1	100Y024H	BNDRY-RIVER-PRE	13.2500	59221
Scenario1	100Y024H	BNDRY-RIVER-PRE	13.5000	69669
Scenario1	100Y024H	BNDRY-RIVER-PRE	13.7500	80443
Scenario1	100Y024H	BNDRY-RIVER-PRE	14.0000	91374
Scenario1	100Y024H	BNDRY-RIVER-PRE	14.2500	102397
Scenario1	100Y024H	BNDRY-RIVER-PRE	14.5001	113450
Scenario1	100Y024H	BNDRY-RIVER-PRE	14.7501	124495
Scenario1	100Y024H	BNDRY-RIVER-PRE	15.0004	135503
Scenario1	100Y024H	BNDRY-RIVER-PRE	15.2503	146445
Scenario1	100Y024H	BNDRY-RIVER-PRE	15.5000	157301
Scenario1	100Y024H	BNDRY-RIVER-PRE	15.7501	168051
Scenario1	100Y024H	BNDRY-RIVER-PRE	16.0002	178604
Scenario1	100Y024H	BNDRY-RIVER-PRE	16.2501	188864
Scenario1	100Y024H	BNDRY-RIVER-PRE	16.5002	198797
Scenario1	100Y024H	BNDRY-RIVER-PRE	16.7501	207631
Scenario1	100Y024H	BNDRY-RIVER-PRE	17.0000	215052
Scenario1	100Y024H	BNDRY-RIVER-PRE	17.2502	222092
Scenario1	100Y024H	BNDRY-RIVER-PRE	17.5000	228998
Scenario1	100Y024H	BNDRY-RIVER-PRE	17.7501	235861
Scenario1	100Y024H	BNDRY-RIVER-PRE	18.0004	242707
Scenario1	100Y024H	BNDRY-RIVER-PRE	18.2504	249524
Scenario1	100Y024H	BNDRY-RIVER-PRE	18.5001	256351
Scenario1	100Y024H	BNDRY-RIVER-PRE	18.7501	263196
Scenario1	100Y024H	BNDRY-RIVER-PRE	19.0005	270049
Scenario1	100Y024H	BNDRY-RIVER-PRE	19.2506	276898
Scenario1	100Y024H	BNDRY-RIVER-PRE	19.5001	283729
Scenario1	100Y024H	BNDRY-RIVER-PRE	19.7503	290595
Scenario1	100Y024H	BNDRY-RIVER-PRE	20.0001	297467
Scenario1	100Y024H	BNDRY-RIVER-PRE	20.2501	304356

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	20.5001	311245
Scenario1	100Y024H	BNDRY-RIVER-PRE	20.7500	318132
Scenario1	100Y024H	BNDRY-RIVER-PRE	21.0001	325025
Scenario1	100Y024H	BNDRY-RIVER-PRE	21.2500	331935
Scenario1	100Y024H	BNDRY-RIVER-PRE	21.5000	338845
Scenario1	100Y024H	BNDRY-RIVER-PRE	21.7500	345664
Scenario1	100Y024H	BNDRY-RIVER-PRE	22.0000	352427
Scenario1	100Y024H	BNDRY-RIVER-PRE	22.2500	359136
Scenario1	100Y024H	BNDRY-RIVER-PRE	22.5000	365791
Scenario1	100Y024H	BNDRY-RIVER-PRE	22.7500	372383
Scenario1	100Y024H	BNDRY-RIVER-PRE	23.0000	378905
Scenario1	100Y024H	BNDRY-RIVER-PRE	23.2500	385353
Scenario1	100Y024H	BNDRY-RIVER-PRE	23.5000	391726
Scenario1	100Y024H	BNDRY-RIVER-PRE	23.7500	398023
Scenario1	100Y024H	BNDRY-RIVER-PRE	24.0000	404232
Scenario1	100Y024H	BNDRY-RIVER-PRE	24.2500	410309
Scenario1	100Y024H	BNDRY-RIVER-PRE	24.5000	416207
Scenario1	100Y024H	BNDRY-RIVER-PRE	24.7500	421920
Scenario1	100Y024H	BNDRY-RIVER-PRE	25.0000	427451
Scenario1	100Y024H	BNDRY-RIVER-PRE	25.2500	432812
Scenario1	100Y024H	BNDRY-RIVER-PRE	25.5000	438020
Scenario1	100Y024H	BNDRY-RIVER-PRE	25.7500	443087
Scenario1	100Y024H	BNDRY-RIVER-PRE	26.0000	448025
Scenario1	100Y024H	BNDRY-RIVER-PRE	26.2500	452825
Scenario1	100Y024H	BNDRY-RIVER-PRE	26.5000	457492
Scenario1	100Y024H	BNDRY-RIVER-PRE	26.7500	462030
Scenario1	100Y024H	BNDRY-RIVER-PRE	27.0000	466426
Scenario1	100Y024H	BNDRY-RIVER-PRE	27.2500	470680
Scenario1	100Y024H	BNDRY-RIVER-PRE	27.5000	474777
Scenario1	100Y024H	BNDRY-RIVER-PRE	27.7503	478714
Scenario1	100Y024H	BNDRY-RIVER-PRE	28.0000	481499
Scenario1	100Y024H	BNDRY-RIVER-PRE	28.2511	482259
Scenario1	100Y024H	BNDRY-RIVER-PRE	28.5007	482646
Scenario1	100Y024H	BNDRY-RIVER-PRE	28.7514	482987
Scenario1	100Y024H	BNDRY-RIVER-PRE	29.0009	483310
Scenario1	100Y024H	BNDRY-RIVER-PRE	29.2510	483620
Scenario1	100Y024H	BNDRY-RIVER-PRE	29.5042	483918
Scenario1	100Y024H	BNDRY-RIVER-PRE	29.7536	484198
Scenario1	100Y024H	BNDRY-RIVER-PRE	30.0009	484464
Scenario1	100Y024H	BNDRY-RIVER-PRE	30.2520	484722
Scenario1	100Y024H	BNDRY-RIVER-PRE	30.5016	484967

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	30.7516	485206
Scenario1	100Y024H	BNDRY-RIVER-PRE	31.0026	485448
Scenario1	100Y024H	BNDRY-RIVER-PRE	31.2508	485677
Scenario1	100Y024H	BNDRY-RIVER-PRE	31.5020	485898
Scenario1	100Y024H	BNDRY-RIVER-PRE	31.7527	486109
Scenario1	100Y024H	BNDRY-RIVER-PRE	32.0023	486311
Scenario1	100Y024H	BNDRY-RIVER-PRE	32.2525	486504
Scenario1	100Y024H	BNDRY-RIVER-PRE	32.5018	486689
Scenario1	100Y024H	BNDRY-RIVER-PRE	32.7508	486867
Scenario1	100Y024H	BNDRY-RIVER-PRE	33.0006	487037
Scenario1	100Y024H	BNDRY-RIVER-PRE	33.2500	487201
Scenario1	100Y024H	BNDRY-RIVER-PRE	33.5001	487359
Scenario1	100Y024H	BNDRY-RIVER-PRE	33.7511	487511
Scenario1	100Y024H	BNDRY-RIVER-PRE	34.0002	487656
Scenario1	100Y024H	BNDRY-RIVER-PRE	34.2561	487800
Scenario1	100Y024H	BNDRY-RIVER-PRE	34.5076	487936
Scenario1	100Y024H	BNDRY-RIVER-PRE	34.7576	488066
Scenario1	100Y024H	BNDRY-RIVER-PRE	35.0026	488189
Scenario1	100Y024H	BNDRY-RIVER-PRE	35.2576	488312
Scenario1	100Y024H	BNDRY-RIVER-PRE	35.5019	488426
Scenario1	100Y024H	BNDRY-RIVER-PRE	35.7534	488539
Scenario1	100Y024H	BNDRY-RIVER-PRE	36.0044	488649
Scenario1	100Y024H	BNDRY-RIVER-PRE	36.2534	488753
Scenario1	100Y024H	BNDRY-RIVER-PRE	36.5034	488855
Scenario1	100Y024H	BNDRY-RIVER-PRE	36.7534	488953
Scenario1	100Y024H	BNDRY-RIVER-PRE	37.0034	489048
Scenario1	100Y024H	BNDRY-RIVER-PRE	37.2534	489140
Scenario1	100Y024H	BNDRY-RIVER-PRE	37.5034	489229
Scenario1	100Y024H	BNDRY-RIVER-PRE	37.7534	489315
Scenario1	100Y024H	BNDRY-RIVER-PRE	38.0034	489398
Scenario1	100Y024H	BNDRY-RIVER-PRE	38.2534	489479
Scenario1	100Y024H	BNDRY-RIVER-PRE	38.5034	489557
Scenario1	100Y024H	BNDRY-RIVER-PRE	38.7534	489633
Scenario1	100Y024H	BNDRY-RIVER-PRE	39.0034	489707
Scenario1	100Y024H	BNDRY-RIVER-PRE	39.2534	489778
Scenario1	100Y024H	BNDRY-RIVER-PRE	39.5034	489847
Scenario1	100Y024H	BNDRY-RIVER-PRE	39.7534	489914
Scenario1	100Y024H	BNDRY-RIVER-PRE	40.0034	489980
Scenario1	100Y024H	BNDRY-RIVER-PRE	40.2534	490043
Scenario1	100Y024H	BNDRY-RIVER-PRE	40.5034	490105
Scenario1	100Y024H	BNDRY-RIVER-PRE	40.7534	490165

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	41.0034	490223
Scenario1	100Y024H	BNDRY-RIVER-PRE	41.2534	490280
Scenario1	100Y024H	BNDRY-RIVER-PRE	41.5034	490335
Scenario1	100Y024H	BNDRY-RIVER-PRE	41.7534	490388
Scenario1	100Y024H	BNDRY-RIVER-PRE	42.0034	490441
Scenario1	100Y024H	BNDRY-RIVER-PRE	42.2534	490491
Scenario1	100Y024H	BNDRY-RIVER-PRE	42.5034	490540
Scenario1	100Y024H	BNDRY-RIVER-PRE	42.7534	490588
Scenario1	100Y024H	BNDRY-RIVER-PRE	43.0034	490635
Scenario1	100Y024H	BNDRY-RIVER-PRE	43.2534	490680
Scenario1	100Y024H	BNDRY-RIVER-PRE	43.5034	490725
Scenario1	100Y024H	BNDRY-RIVER-PRE	43.7534	490769
Scenario1	100Y024H	BNDRY-RIVER-PRE	44.0034	490812
Scenario1	100Y024H	BNDRY-RIVER-PRE	44.2534	490854
Scenario1	100Y024H	BNDRY-RIVER-PRE	44.5034	490895
Scenario1	100Y024H	BNDRY-RIVER-PRE	44.7534	490936
Scenario1	100Y024H	BNDRY-RIVER-PRE	45.0034	490975
Scenario1	100Y024H	BNDRY-RIVER-PRE	45.2534	491012
Scenario1	100Y024H	BNDRY-RIVER-PRE	45.5034	491049
Scenario1	100Y024H	BNDRY-RIVER-PRE	45.7534	491085
Scenario1	100Y024H	BNDRY-RIVER-PRE	46.0034	491120
Scenario1	100Y024H	BNDRY-RIVER-PRE	46.2534	491155
Scenario1	100Y024H	BNDRY-RIVER-PRE	46.5034	491188
Scenario1	100Y024H	BNDRY-RIVER-PRE	46.7534	491221
Scenario1	100Y024H	BNDRY-RIVER-PRE	47.0034	491253
Scenario1	100Y024H	BNDRY-RIVER-PRE	47.2534	491284
Scenario1	100Y024H	BNDRY-RIVER-PRE	47.5034	491315
Scenario1	100Y024H	BNDRY-RIVER-PRE	47.7534	491344
Scenario1	100Y024H	BNDRY-RIVER-PRE	48.0001	491372
Scenario1	100Y024H	BNDRY-RIVER-PRE	48.2518	491400
Scenario1	100Y024H	BNDRY-RIVER-PRE	48.5022	491429
Scenario1	100Y024H	BNDRY-RIVER-PRE	48.7517	491456
Scenario1	100Y024H	BNDRY-RIVER-PRE	49.0049	491484
Scenario1	100Y024H	BNDRY-RIVER-PRE	49.2515	491509
Scenario1	100Y024H	BNDRY-RIVER-PRE	49.5003	491536
Scenario1	100Y024H	BNDRY-RIVER-PRE	49.7507	491561
Scenario1	100Y024H	BNDRY-RIVER-PRE	50.0025	491586
Scenario1	100Y024H	BNDRY-RIVER-PRE	50.2549	491611
Scenario1	100Y024H	BNDRY-RIVER-PRE	50.5039	491635
Scenario1	100Y024H	BNDRY-RIVER-PRE	50.7525	491659
Scenario1	100Y024H	BNDRY-RIVER-PRE	51.0009	491682

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	51.2539	491703
Scenario1	100Y024H	BNDRY-RIVER-PRE	51.5029	491719
Scenario1	100Y024H	BNDRY-RIVER-PRE	51.7529	491736
Scenario1	100Y024H	BNDRY-RIVER-PRE	52.0029	491751
Scenario1	100Y024H	BNDRY-RIVER-PRE	52.2529	491767
Scenario1	100Y024H	BNDRY-RIVER-PRE	52.5029	491782
Scenario1	100Y024H	BNDRY-RIVER-PRE	52.7529	491798
Scenario1	100Y024H	BNDRY-RIVER-PRE	53.0029	491812
Scenario1	100Y024H	BNDRY-RIVER-PRE	53.2529	491827
Scenario1	100Y024H	BNDRY-RIVER-PRE	53.5029	491842
Scenario1	100Y024H	BNDRY-RIVER-PRE	53.7529	491856
Scenario1	100Y024H	BNDRY-RIVER-PRE	54.0029	491870
Scenario1	100Y024H	BNDRY-RIVER-PRE	54.2529	491884
Scenario1	100Y024H	BNDRY-RIVER-PRE	54.5029	491898
Scenario1	100Y024H	BNDRY-RIVER-PRE	54.7511	491911
Scenario1	100Y024H	BNDRY-RIVER-PRE	55.0012	491925
Scenario1	100Y024H	BNDRY-RIVER-PRE	55.2570	491939
Scenario1	100Y024H	BNDRY-RIVER-PRE	55.5013	491951
Scenario1	100Y024H	BNDRY-RIVER-PRE	55.7539	491964
Scenario1	100Y024H	BNDRY-RIVER-PRE	56.0028	491977
Scenario1	100Y024H	BNDRY-RIVER-PRE	56.2528	491990
Scenario1	100Y024H	BNDRY-RIVER-PRE	56.5014	492002
Scenario1	100Y024H	BNDRY-RIVER-PRE	56.7508	492014
Scenario1	100Y024H	BNDRY-RIVER-PRE	57.0019	492026
Scenario1	100Y024H	BNDRY-RIVER-PRE	57.2544	492039
Scenario1	100Y024H	BNDRY-RIVER-PRE	57.5034	492051
Scenario1	100Y024H	BNDRY-RIVER-PRE	57.7534	492062
Scenario1	100Y024H	BNDRY-RIVER-PRE	58.0052	492074
Scenario1	100Y024H	BNDRY-RIVER-PRE	58.2572	492086
Scenario1	100Y024H	BNDRY-RIVER-PRE	58.5012	492097
Scenario1	100Y024H	BNDRY-RIVER-PRE	58.7527	492108
Scenario1	100Y024H	BNDRY-RIVER-PRE	59.0047	492120
Scenario1	100Y024H	BNDRY-RIVER-PRE	59.2529	492130
Scenario1	100Y024H	BNDRY-RIVER-PRE	59.5029	492141
Scenario1	100Y024H	BNDRY-RIVER-PRE	59.7529	492151
Scenario1	100Y024H	BNDRY-RIVER-PRE	60.0029	492161
Scenario1	100Y024H	BNDRY-RIVER-PRE	60.2529	492172
Scenario1	100Y024H	BNDRY-RIVER-PRE	60.5030	492182
Scenario1	100Y024H	BNDRY-RIVER-PRE	60.7556	492192
Scenario1	100Y024H	BNDRY-RIVER-PRE	61.0048	492203
Scenario1	100Y024H	BNDRY-RIVER-PRE	61.2511	492212

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	61.5039	492222
Scenario1	100Y024H	BNDRY-RIVER-PRE	61.7537	492232
Scenario1	100Y024H	BNDRY-RIVER-PRE	62.0018	492242
Scenario1	100Y024H	BNDRY-RIVER-PRE	62.2521	492252
Scenario1	100Y024H	BNDRY-RIVER-PRE	62.5006	492261
Scenario1	100Y024H	BNDRY-RIVER-PRE	62.7506	492271
Scenario1	100Y024H	BNDRY-RIVER-PRE	63.0047	492280
Scenario1	100Y024H	BNDRY-RIVER-PRE	63.2504	492290
Scenario1	100Y024H	BNDRY-RIVER-PRE	63.5004	492299
Scenario1	100Y024H	BNDRY-RIVER-PRE	63.7531	492308
Scenario1	100Y024H	BNDRY-RIVER-PRE	64.0046	492317
Scenario1	100Y024H	BNDRY-RIVER-PRE	64.2547	492326
Scenario1	100Y024H	BNDRY-RIVER-PRE	64.5069	492335
Scenario1	100Y024H	BNDRY-RIVER-PRE	64.7542	492343
Scenario1	100Y024H	BNDRY-RIVER-PRE	65.0067	492352
Scenario1	100Y024H	BNDRY-RIVER-PRE	65.2530	492361
Scenario1	100Y024H	BNDRY-RIVER-PRE	65.5082	492369
Scenario1	100Y024H	BNDRY-RIVER-PRE	65.7513	492377
Scenario1	100Y024H	BNDRY-RIVER-PRE	66.0005	492386
Scenario1	100Y024H	BNDRY-RIVER-PRE	66.2528	492394
Scenario1	100Y024H	BNDRY-RIVER-PRE	66.5073	492403
Scenario1	100Y024H	BNDRY-RIVER-PRE	66.7535	492410
Scenario1	100Y024H	BNDRY-RIVER-PRE	67.0079	492419
Scenario1	100Y024H	BNDRY-RIVER-PRE	67.2558	492426
Scenario1	100Y024H	BNDRY-RIVER-PRE	67.5012	492434
Scenario1	100Y024H	BNDRY-RIVER-PRE	67.7570	492442
Scenario1	100Y024H	BNDRY-RIVER-PRE	68.0030	492450
Scenario1	100Y024H	BNDRY-RIVER-PRE	68.2554	492458
Scenario1	100Y024H	BNDRY-RIVER-PRE	68.5022	492465
Scenario1	100Y024H	BNDRY-RIVER-PRE	68.7529	492472
Scenario1	100Y024H	BNDRY-RIVER-PRE	69.0061	492480
Scenario1	100Y024H	BNDRY-RIVER-PRE	69.2561	492487
Scenario1	100Y024H	BNDRY-RIVER-PRE	69.5061	492495
Scenario1	100Y024H	BNDRY-RIVER-PRE	69.7561	492502
Scenario1	100Y024H	BNDRY-RIVER-PRE	70.0061	492509
Scenario1	100Y024H	BNDRY-RIVER-PRE	70.2561	492516
Scenario1	100Y024H	BNDRY-RIVER-PRE	70.5061	492524
Scenario1	100Y024H	BNDRY-RIVER-PRE	70.7561	492531
Scenario1	100Y024H	BNDRY-RIVER-PRE	71.0061	492538
Scenario1	100Y024H	BNDRY-RIVER-PRE	71.2561	492545
Scenario1	100Y024H	BNDRY-RIVER-PRE	71.5061	492552

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	71.7561	492559
Scenario1	100Y024H	BNDRY-RIVER-PRE	72.0061	492566
Scenario1	100Y024H	BNDRY-RIVER-PRE	72.2561	492573
Scenario1	100Y024H	BNDRY-RIVER-PRE	72.5061	492580
Scenario1	100Y024H	BNDRY-RIVER-PRE	72.7561	492586
Scenario1	100Y024H	BNDRY-RIVER-PRE	73.0061	492593
Scenario1	100Y024H	BNDRY-RIVER-PRE	73.2561	492599
Scenario1	100Y024H	BNDRY-RIVER-PRE	73.5061	492606
Scenario1	100Y024H	BNDRY-RIVER-PRE	73.7561	492613
Scenario1	100Y024H	BNDRY-RIVER-PRE	74.0061	492619
Scenario1	100Y024H	BNDRY-RIVER-PRE	74.2561	492626
Scenario1	100Y024H	BNDRY-RIVER-PRE	74.5061	492632
Scenario1	100Y024H	BNDRY-RIVER-PRE	74.7561	492638
Scenario1	100Y024H	BNDRY-RIVER-PRE	75.0061	492644
Scenario1	100Y024H	BNDRY-RIVER-PRE	75.2561	492651
Scenario1	100Y024H	BNDRY-RIVER-PRE	75.5061	492657
Scenario1	100Y024H	BNDRY-RIVER-PRE	75.7561	492663
Scenario1	100Y024H	BNDRY-RIVER-PRE	76.0061	492670
Scenario1	100Y024H	BNDRY-RIVER-PRE	76.2561	492676
Scenario1	100Y024H	BNDRY-RIVER-PRE	76.5061	492683
Scenario1	100Y024H	BNDRY-RIVER-PRE	76.7561	492689
Scenario1	100Y024H	BNDRY-RIVER-PRE	77.0061	492695
Scenario1	100Y024H	BNDRY-RIVER-PRE	77.2561	492701
Scenario1	100Y024H	BNDRY-RIVER-PRE	77.5061	492708
Scenario1	100Y024H	BNDRY-RIVER-PRE	77.7561	492714
Scenario1	100Y024H	BNDRY-RIVER-PRE	78.0061	492720
Scenario1	100Y024H	BNDRY-RIVER-PRE	78.2561	492726
Scenario1	100Y024H	BNDRY-RIVER-PRE	78.5061	492732
Scenario1	100Y024H	BNDRY-RIVER-PRE	78.7561	492738
Scenario1	100Y024H	BNDRY-RIVER-PRE	79.0061	492744
Scenario1	100Y024H	BNDRY-RIVER-PRE	79.2561	492750
Scenario1	100Y024H	BNDRY-RIVER-PRE	79.5061	492755
Scenario1	100Y024H	BNDRY-RIVER-PRE	79.7561	492761
Scenario1	100Y024H	BNDRY-RIVER-PRE	80.0061	492767
Scenario1	100Y024H	BNDRY-RIVER-PRE	80.2561	492772
Scenario1	100Y024H	BNDRY-RIVER-PRE	80.5061	492778
Scenario1	100Y024H	BNDRY-RIVER-PRE	80.7561	492783
Scenario1	100Y024H	BNDRY-RIVER-PRE	81.0061	492789
Scenario1	100Y024H	BNDRY-RIVER-PRE	81.2561	492794
Scenario1	100Y024H	BNDRY-RIVER-PRE	81.5061	492800
Scenario1	100Y024H	BNDRY-RIVER-PRE	81.7561	492805

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	82.0061	492810
Scenario1	100Y024H	BNDRY-RIVER-PRE	82.2561	492815
Scenario1	100Y024H	BNDRY-RIVER-PRE	82.5061	492820
Scenario1	100Y024H	BNDRY-RIVER-PRE	82.7561	492825
Scenario1	100Y024H	BNDRY-RIVER-PRE	83.0061	492830
Scenario1	100Y024H	BNDRY-RIVER-PRE	83.2561	492835
Scenario1	100Y024H	BNDRY-RIVER-PRE	83.5061	492840
Scenario1	100Y024H	BNDRY-RIVER-PRE	83.7561	492845
Scenario1	100Y024H	BNDRY-RIVER-PRE	84.0061	492850
Scenario1	100Y024H	BNDRY-RIVER-PRE	84.2561	492854
Scenario1	100Y024H	BNDRY-RIVER-PRE	84.5061	492859
Scenario1	100Y024H	BNDRY-RIVER-PRE	84.7561	492863
Scenario1	100Y024H	BNDRY-RIVER-PRE	85.0061	492868
Scenario1	100Y024H	BNDRY-RIVER-PRE	85.2561	492872
Scenario1	100Y024H	BNDRY-RIVER-PRE	85.5061	492876
Scenario1	100Y024H	BNDRY-RIVER-PRE	85.7561	492881
Scenario1	100Y024H	BNDRY-RIVER-PRE	86.0061	492885
Scenario1	100Y024H	BNDRY-RIVER-PRE	86.2561	492889
Scenario1	100Y024H	BNDRY-RIVER-PRE	86.5061	492893
Scenario1	100Y024H	BNDRY-RIVER-PRE	86.7561	492897
Scenario1	100Y024H	BNDRY-RIVER-PRE	87.0061	492901
Scenario1	100Y024H	BNDRY-RIVER-PRE	87.2561	492904
Scenario1	100Y024H	BNDRY-RIVER-PRE	87.5061	492908
Scenario1	100Y024H	BNDRY-RIVER-PRE	87.7561	492912
Scenario1	100Y024H	BNDRY-RIVER-PRE	88.0061	492916
Scenario1	100Y024H	BNDRY-RIVER-PRE	88.2561	492919
Scenario1	100Y024H	BNDRY-RIVER-PRE	88.5061	492923
Scenario1	100Y024H	BNDRY-RIVER-PRE	88.7561	492927
Scenario1	100Y024H	BNDRY-RIVER-PRE	89.0061	492930
Scenario1	100Y024H	BNDRY-RIVER-PRE	89.2561	492934
Scenario1	100Y024H	BNDRY-RIVER-PRE	89.5061	492937
Scenario1	100Y024H	BNDRY-RIVER-PRE	89.7561	492941
Scenario1	100Y024H	BNDRY-RIVER-PRE	90.0061	492944
Scenario1	100Y024H	BNDRY-RIVER-PRE	90.2561	492948
Scenario1	100Y024H	BNDRY-RIVER-PRE	90.5061	492951
Scenario1	100Y024H	BNDRY-RIVER-PRE	90.7561	492955
Scenario1	100Y024H	BNDRY-RIVER-PRE	91.0061	492958
Scenario1	100Y024H	BNDRY-RIVER-PRE	91.2561	492962
Scenario1	100Y024H	BNDRY-RIVER-PRE	91.5061	492965
Scenario1	100Y024H	BNDRY-RIVER-PRE	91.7561	492968
Scenario1	100Y024H	BNDRY-RIVER-PRE	92.0061	492971

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	92.2561	492975
Scenario1	100Y024H	BNDRY-RIVER-PRE	92.5061	492978
Scenario1	100Y024H	BNDRY-RIVER-PRE	92.7561	492981
Scenario1	100Y024H	BNDRY-RIVER-PRE	93.0061	492984
Scenario1	100Y024H	BNDRY-RIVER-PRE	93.2561	492988
Scenario1	100Y024H	BNDRY-RIVER-PRE	93.5061	492991
Scenario1	100Y024H	BNDRY-RIVER-PRE	93.7561	492994
Scenario1	100Y024H	BNDRY-RIVER-PRE	94.0061	492997
Scenario1	100Y024H	BNDRY-RIVER-PRE	94.2561	493000
Scenario1	100Y024H	BNDRY-RIVER-PRE	94.5061	493003
Scenario1	100Y024H	BNDRY-RIVER-PRE	94.7561	493006
Scenario1	100Y024H	BNDRY-RIVER-PRE	95.0061	493009
Scenario1	100Y024H	BNDRY-RIVER-PRE	95.2561	493012
Scenario1	100Y024H	BNDRY-RIVER-PRE	95.5061	493015
Scenario1	100Y024H	BNDRY-RIVER-PRE	95.7561	493018
Scenario1	100Y024H	BNDRY-RIVER-PRE	96.0061	493021
Scenario1	100Y024H	BNDRY-RIVER-PRE	96.2561	493024
Scenario1	100Y024H	BNDRY-RIVER-PRE	96.5061	493027
Scenario1	100Y024H	BNDRY-RIVER-PRE	96.7561	493030
Scenario1	100Y024H	BNDRY-RIVER-PRE	97.0061	493032
Scenario1	100Y024H	BNDRY-RIVER-PRE	97.2561	493035
Scenario1	100Y024H	BNDRY-RIVER-PRE	97.5061	493038
Scenario1	100Y024H	BNDRY-RIVER-PRE	97.7561	493041
Scenario1	100Y024H	BNDRY-RIVER-PRE	98.0061	493044
Scenario1	100Y024H	BNDRY-RIVER-PRE	98.2561	493046
Scenario1	100Y024H	BNDRY-RIVER-PRE	98.5061	493049
Scenario1	100Y024H	BNDRY-RIVER-PRE	98.7561	493052
Scenario1	100Y024H	BNDRY-RIVER-PRE	99.0061	493055
Scenario1	100Y024H	BNDRY-RIVER-PRE	99.2561	493057
Scenario1	100Y024H	BNDRY-RIVER-PRE	99.5061	493060
Scenario1	100Y024H	BNDRY-RIVER-PRE	99.7561	493063
Scenario1	100Y024H	BNDRY-RIVER-PRE	100.0061	493065
Scenario1	100Y024H	BNDRY-RIVER-PRE	100.2561	493068
Scenario1	100Y024H	BNDRY-RIVER-PRE	100.5061	493071
Scenario1	100Y024H	BNDRY-RIVER-PRE	100.7561	493073
Scenario1	100Y024H	BNDRY-RIVER-PRE	101.0061	493076
Scenario1	100Y024H	BNDRY-RIVER-PRE	101.2561	493078
Scenario1	100Y024H	BNDRY-RIVER-PRE	101.5061	493081
Scenario1	100Y024H	BNDRY-RIVER-PRE	101.7561	493083
Scenario1	100Y024H	BNDRY-RIVER-PRE	102.0061	493086
Scenario1	100Y024H	BNDRY-RIVER-PRE	102.2561	493088

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	102.5061	493091
Scenario1	100Y024H	BNDRY-RIVER-PRE	102.7561	493093
Scenario1	100Y024H	BNDRY-RIVER-PRE	103.0061	493096
Scenario1	100Y024H	BNDRY-RIVER-PRE	103.2561	493098
Scenario1	100Y024H	BNDRY-RIVER-PRE	103.5061	493101
Scenario1	100Y024H	BNDRY-RIVER-PRE	103.7561	493103
Scenario1	100Y024H	BNDRY-RIVER-PRE	104.0061	493106
Scenario1	100Y024H	BNDRY-RIVER-PRE	104.2561	493108
Scenario1	100Y024H	BNDRY-RIVER-PRE	104.5061	493110
Scenario1	100Y024H	BNDRY-RIVER-PRE	104.7561	493113
Scenario1	100Y024H	BNDRY-RIVER-PRE	105.0061	493115
Scenario1	100Y024H	BNDRY-RIVER-PRE	105.2561	493117
Scenario1	100Y024H	BNDRY-RIVER-PRE	105.5061	493120
Scenario1	100Y024H	BNDRY-RIVER-PRE	105.7561	493122
Scenario1	100Y024H	BNDRY-RIVER-PRE	106.0061	493124
Scenario1	100Y024H	BNDRY-RIVER-PRE	106.2561	493127
Scenario1	100Y024H	BNDRY-RIVER-PRE	106.5061	493129
Scenario1	100Y024H	BNDRY-RIVER-PRE	106.7561	493131
Scenario1	100Y024H	BNDRY-RIVER-PRE	107.0061	493133
Scenario1	100Y024H	BNDRY-RIVER-PRE	107.2561	493135
Scenario1	100Y024H	BNDRY-RIVER-PRE	107.5061	493138
Scenario1	100Y024H	BNDRY-RIVER-PRE	107.7561	493140
Scenario1	100Y024H	BNDRY-RIVER-PRE	108.0061	493142
Scenario1	100Y024H	BNDRY-RIVER-PRE	108.2561	493144
Scenario1	100Y024H	BNDRY-RIVER-PRE	108.5061	493146
Scenario1	100Y024H	BNDRY-RIVER-PRE	108.7561	493149
Scenario1	100Y024H	BNDRY-RIVER-PRE	109.0061	493151
Scenario1	100Y024H	BNDRY-RIVER-PRE	109.2561	493153
Scenario1	100Y024H	BNDRY-RIVER-PRE	109.5061	493155
Scenario1	100Y024H	BNDRY-RIVER-PRE	109.7561	493157
Scenario1	100Y024H	BNDRY-RIVER-PRE	110.0061	493159
Scenario1	100Y024H	BNDRY-RIVER-PRE	110.2561	493161
Scenario1	100Y024H	BNDRY-RIVER-PRE	110.5061	493163
Scenario1	100Y024H	BNDRY-RIVER-PRE	110.7561	493165
Scenario1	100Y024H	BNDRY-RIVER-PRE	111.0061	493167
Scenario1	100Y024H	BNDRY-RIVER-PRE	111.2561	493169
Scenario1	100Y024H	BNDRY-RIVER-PRE	111.5061	493171
Scenario1	100Y024H	BNDRY-RIVER-PRE	111.7561	493173
Scenario1	100Y024H	BNDRY-RIVER-PRE	112.0061	493175
Scenario1	100Y024H	BNDRY-RIVER-PRE	112.2506	493177
Scenario1	100Y024H	BNDRY-RIVER-PRE	112.5016	493179

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	112.7506	493181
Scenario1	100Y024H	BNDRY-RIVER-PRE	113.0014	493183
Scenario1	100Y024H	BNDRY-RIVER-PRE	113.2535	493185
Scenario1	100Y024H	BNDRY-RIVER-PRE	113.5005	493187
Scenario1	100Y024H	BNDRY-RIVER-PRE	113.7501	493189
Scenario1	100Y024H	BNDRY-RIVER-PRE	114.0027	493190
Scenario1	100Y024H	BNDRY-RIVER-PRE	114.2545	493192
Scenario1	100Y024H	BNDRY-RIVER-PRE	114.5019	493194
Scenario1	100Y024H	BNDRY-RIVER-PRE	114.7511	493196
Scenario1	100Y024H	BNDRY-RIVER-PRE	115.0025	493198
Scenario1	100Y024H	BNDRY-RIVER-PRE	115.2546	493200
Scenario1	100Y024H	BNDRY-RIVER-PRE	115.5026	493201
Scenario1	100Y024H	BNDRY-RIVER-PRE	115.7507	493203
Scenario1	100Y024H	BNDRY-RIVER-PRE	116.0024	493205
Scenario1	100Y024H	BNDRY-RIVER-PRE	116.2509	493207
Scenario1	100Y024H	BNDRY-RIVER-PRE	116.5015	493209
Scenario1	100Y024H	BNDRY-RIVER-PRE	116.7563	493210
Scenario1	100Y024H	BNDRY-RIVER-PRE	117.0001	493212
Scenario1	100Y024H	BNDRY-RIVER-PRE	117.2508	493214
Scenario1	100Y024H	BNDRY-RIVER-PRE	117.5030	493216
Scenario1	100Y024H	BNDRY-RIVER-PRE	117.7529	493217
Scenario1	100Y024H	BNDRY-RIVER-PRE	118.0037	493219
Scenario1	100Y024H	BNDRY-RIVER-PRE	118.2537	493221
Scenario1	100Y024H	BNDRY-RIVER-PRE	118.5005	493222
Scenario1	100Y024H	BNDRY-RIVER-PRE	118.7533	493224
Scenario1	100Y024H	BNDRY-RIVER-PRE	119.0009	493226
Scenario1	100Y024H	BNDRY-RIVER-PRE	119.2565	493227
Scenario1	100Y024H	BNDRY-RIVER-PRE	119.5052	493229
Scenario1	100Y024H	BNDRY-RIVER-PRE	119.7528	493231
Scenario1	100Y024H	BNDRY-RIVER-PRE	120.0062	493232
Scenario1	100Y024H	BNDRY-RIVER-PRE	120.2504	493234
Scenario1	100Y024H	BNDRY-RIVER-PRE	120.5002	493236
Scenario1	100Y024H	BNDRY-RIVER-PRE	120.7526	493237
Scenario1	100Y024H	BNDRY-RIVER-PRE	121.0055	493239
Scenario1	100Y024H	BNDRY-RIVER-PRE	121.2542	493240
Scenario1	100Y024H	BNDRY-RIVER-PRE	121.5007	493242
Scenario1	100Y024H	BNDRY-RIVER-PRE	121.7530	493243
Scenario1	100Y024H	BNDRY-RIVER-PRE	122.0000	493245
Scenario1	100Y024H	BNDRY-RIVER-PRE	122.2567	493247
Scenario1	100Y024H	BNDRY-RIVER-PRE	122.5057	493248
Scenario1	100Y024H	BNDRY-RIVER-PRE	122.7541	493250

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	123.0056	493251
Scenario1	100Y024H	BNDRY-RIVER-PRE	123.2502	493253
Scenario1	100Y024H	BNDRY-RIVER-PRE	123.5022	493254
Scenario1	100Y024H	BNDRY-RIVER-PRE	123.7542	493256
Scenario1	100Y024H	BNDRY-RIVER-PRE	124.0041	493257
Scenario1	100Y024H	BNDRY-RIVER-PRE	124.2550	493259
Scenario1	100Y024H	BNDRY-RIVER-PRE	124.5001	493260
Scenario1	100Y024H	BNDRY-RIVER-PRE	124.7503	493262
Scenario1	100Y024H	BNDRY-RIVER-PRE	125.0003	493263
Scenario1	100Y024H	BNDRY-RIVER-PRE	125.2517	493265
Scenario1	100Y024H	BNDRY-RIVER-PRE	125.5015	493266
Scenario1	100Y024H	BNDRY-RIVER-PRE	125.7526	493268
Scenario1	100Y024H	BNDRY-RIVER-PRE	126.0033	493269
Scenario1	100Y024H	BNDRY-RIVER-PRE	126.2533	493271
Scenario1	100Y024H	BNDRY-RIVER-PRE	126.5024	493272
Scenario1	100Y024H	BNDRY-RIVER-PRE	126.7544	493273
Scenario1	100Y024H	BNDRY-RIVER-PRE	127.0036	493275
Scenario1	100Y024H	BNDRY-RIVER-PRE	127.2539	493276
Scenario1	100Y024H	BNDRY-RIVER-PRE	127.5029	493278
Scenario1	100Y024H	BNDRY-RIVER-PRE	127.7544	493279
Scenario1	100Y024H	BNDRY-RIVER-PRE	128.0038	493280
Scenario1	100Y024H	BNDRY-RIVER-PRE	128.2559	493282
Scenario1	100Y024H	BNDRY-RIVER-PRE	128.5049	493283
Scenario1	100Y024H	BNDRY-RIVER-PRE	128.7551	493285
Scenario1	100Y024H	BNDRY-RIVER-PRE	129.0018	493285
Scenario1	100Y024H	BNDRY-RIVER-PRE	129.2506	493286
Scenario1	100Y024H	BNDRY-RIVER-PRE	129.5011	493286
Scenario1	100Y024H	BNDRY-RIVER-PRE	129.7501	493287
Scenario1	100Y024H	BNDRY-RIVER-PRE	130.0056	493287
Scenario1	100Y024H	BNDRY-RIVER-PRE	130.2507	493288
Scenario1	100Y024H	BNDRY-RIVER-PRE	130.5052	493288
Scenario1	100Y024H	BNDRY-RIVER-PRE	130.7554	493289
Scenario1	100Y024H	BNDRY-RIVER-PRE	131.0007	493289
Scenario1	100Y024H	BNDRY-RIVER-PRE	131.2523	493290
Scenario1	100Y024H	BNDRY-RIVER-PRE	131.5017	493290
Scenario1	100Y024H	BNDRY-RIVER-PRE	131.7501	493291
Scenario1	100Y024H	BNDRY-RIVER-PRE	132.0029	493291
Scenario1	100Y024H	BNDRY-RIVER-PRE	132.2513	493292
Scenario1	100Y024H	BNDRY-RIVER-PRE	132.5035	493292
Scenario1	100Y024H	BNDRY-RIVER-PRE	132.7510	493293
Scenario1	100Y024H	BNDRY-RIVER-PRE	133.0026	493293

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	133.2526	493294
Scenario1	100Y024H	BNDRY-RIVER-PRE	133.5021	493294
Scenario1	100Y024H	BNDRY-RIVER-PRE	133.7548	493295
Scenario1	100Y024H	BNDRY-RIVER-PRE	134.0003	493295
Scenario1	100Y024H	BNDRY-RIVER-PRE	134.2506	493296
Scenario1	100Y024H	BNDRY-RIVER-PRE	134.5008	493296
Scenario1	100Y024H	BNDRY-RIVER-PRE	134.7500	493297
Scenario1	100Y024H	BNDRY-RIVER-PRE	135.0011	493297
Scenario1	100Y024H	BNDRY-RIVER-PRE	135.2554	493298
Scenario1	100Y024H	BNDRY-RIVER-PRE	135.5015	493298
Scenario1	100Y024H	BNDRY-RIVER-PRE	135.7513	493299
Scenario1	100Y024H	BNDRY-RIVER-PRE	136.0031	493299
Scenario1	100Y024H	BNDRY-RIVER-PRE	136.2503	493300
Scenario1	100Y024H	BNDRY-RIVER-PRE	136.5015	493300
Scenario1	100Y024H	BNDRY-RIVER-PRE	136.7514	493301
Scenario1	100Y024H	BNDRY-RIVER-PRE	137.0051	493301
Scenario1	100Y024H	BNDRY-RIVER-PRE	137.2531	493302
Scenario1	100Y024H	BNDRY-RIVER-PRE	137.5038	493302
Scenario1	100Y024H	BNDRY-RIVER-PRE	137.7534	493303
Scenario1	100Y024H	BNDRY-RIVER-PRE	138.0004	493303
Scenario1	100Y024H	BNDRY-RIVER-PRE	138.2527	493304
Scenario1	100Y024H	BNDRY-RIVER-PRE	138.5036	493304
Scenario1	100Y024H	BNDRY-RIVER-PRE	138.7514	493305
Scenario1	100Y024H	BNDRY-RIVER-PRE	139.0028	493305
Scenario1	100Y024H	BNDRY-RIVER-PRE	139.2523	493305
Scenario1	100Y024H	BNDRY-RIVER-PRE	139.5013	493306
Scenario1	100Y024H	BNDRY-RIVER-PRE	139.7534	493306
Scenario1	100Y024H	BNDRY-RIVER-PRE	140.0031	493307
Scenario1	100Y024H	BNDRY-RIVER-PRE	140.2546	493307
Scenario1	100Y024H	BNDRY-RIVER-PRE	140.5034	493308
Scenario1	100Y024H	BNDRY-RIVER-PRE	140.7519	493308
Scenario1	100Y024H	BNDRY-RIVER-PRE	141.0041	493309
Scenario1	100Y024H	BNDRY-RIVER-PRE	141.2515	493309
Scenario1	100Y024H	BNDRY-RIVER-PRE	141.5006	493310
Scenario1	100Y024H	BNDRY-RIVER-PRE	141.7544	493310
Scenario1	100Y024H	BNDRY-RIVER-PRE	142.0040	493311
Scenario1	100Y024H	BNDRY-RIVER-PRE	142.2506	493311
Scenario1	100Y024H	BNDRY-RIVER-PRE	142.5040	493311
Scenario1	100Y024H	BNDRY-RIVER-PRE	142.7528	493312
Scenario1	100Y024H	BNDRY-RIVER-PRE	143.0055	493312
Scenario1	100Y024H	BNDRY-RIVER-PRE	143.2527	493313

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	143.5025	493313
Scenario1	100Y024H	BNDRY-RIVER-PRE	143.7547	493314
Scenario1	100Y024H	BNDRY-RIVER-PRE	144.0015	493314
Scenario1	100Y024H	BNDRY-RIVER-PST	0.0000	0
Scenario1	100Y024H	BNDRY-RIVER-PST	0.2503	16
Scenario1	100Y024H	BNDRY-RIVER-PST	0.5022	16
Scenario1	100Y024H	BNDRY-RIVER-PST	0.7575	17
Scenario1	100Y024H	BNDRY-RIVER-PST	1.0075	17
Scenario1	100Y024H	BNDRY-RIVER-PST	1.2575	17
Scenario1	100Y024H	BNDRY-RIVER-PST	1.5075	18
Scenario1	100Y024H	BNDRY-RIVER-PST	1.7575	18
Scenario1	100Y024H	BNDRY-RIVER-PST	2.0075	18
Scenario1	100Y024H	BNDRY-RIVER-PST	2.2575	18
Scenario1	100Y024H	BNDRY-RIVER-PST	2.5075	18
Scenario1	100Y024H	BNDRY-RIVER-PST	2.7575	18
Scenario1	100Y024H	BNDRY-RIVER-PST	3.0075	18
Scenario1	100Y024H	BNDRY-RIVER-PST	3.2575	18
Scenario1	100Y024H	BNDRY-RIVER-PST	3.5003	18
Scenario1	100Y024H	BNDRY-RIVER-PST	3.7517	18
Scenario1	100Y024H	BNDRY-RIVER-PST	4.0005	18
Scenario1	100Y024H	BNDRY-RIVER-PST	4.2508	18
Scenario1	100Y024H	BNDRY-RIVER-PST	4.5002	18
Scenario1	100Y024H	BNDRY-RIVER-PST	4.7504	18
Scenario1	100Y024H	BNDRY-RIVER-PST	5.0002	18
Scenario1	100Y024H	BNDRY-RIVER-PST	5.2502	18
Scenario1	100Y024H	BNDRY-RIVER-PST	5.5002	18
Scenario1	100Y024H	BNDRY-RIVER-PST	5.7501	18
Scenario1	100Y024H	BNDRY-RIVER-PST	6.0000	18
Scenario1	100Y024H	BNDRY-RIVER-PST	6.2502	18
Scenario1	100Y024H	BNDRY-RIVER-PST	6.5006	18
Scenario1	100Y024H	BNDRY-RIVER-PST	6.7515	18
Scenario1	100Y024H	BNDRY-RIVER-PST	7.0018	18
Scenario1	100Y024H	BNDRY-RIVER-PST	7.2513	18
Scenario1	100Y024H	BNDRY-RIVER-PST	7.5001	18
Scenario1	100Y024H	BNDRY-RIVER-PST	7.7508	19
Scenario1	100Y024H	BNDRY-RIVER-PST	8.0015	24
Scenario1	100Y024H	BNDRY-RIVER-PST	8.2505	51
Scenario1	100Y024H	BNDRY-RIVER-PST	8.5003	271
Scenario1	100Y024H	BNDRY-RIVER-PST	8.7511	672
Scenario1	100Y024H	BNDRY-RIVER-PST	9.0015	1183
Scenario1	100Y024H	BNDRY-RIVER-PST	9.2502	1769

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	9.5004	2427
Scenario1	100Y024H	BNDRY-RIVER-PST	9.7509	3150
Scenario1	100Y024H	BNDRY-RIVER-PST	10.0010	3975
Scenario1	100Y024H	BNDRY-RIVER-PST	10.2504	4793
Scenario1	100Y024H	BNDRY-RIVER-PST	10.5004	5678
Scenario1	100Y024H	BNDRY-RIVER-PST	10.7503	6744
Scenario1	100Y024H	BNDRY-RIVER-PST	11.0002	7853
Scenario1	100Y024H	BNDRY-RIVER-PST	11.2501	9130
Scenario1	100Y024H	BNDRY-RIVER-PST	11.5000	10701
Scenario1	100Y024H	BNDRY-RIVER-PST	11.7501	12820
Scenario1	100Y024H	BNDRY-RIVER-PST	12.0000	18238
Scenario1	100Y024H	BNDRY-RIVER-PST	12.2500	33603
Scenario1	100Y024H	BNDRY-RIVER-PST	12.5000	51949
Scenario1	100Y024H	BNDRY-RIVER-PST	12.7500	67248
Scenario1	100Y024H	BNDRY-RIVER-PST	13.0000	79427
Scenario1	100Y024H	BNDRY-RIVER-PST	13.2500	90039
Scenario1	100Y024H	BNDRY-RIVER-PST	13.5000	99906
Scenario1	100Y024H	BNDRY-RIVER-PST	13.7500	109407
Scenario1	100Y024H	BNDRY-RIVER-PST	14.0000	118530
Scenario1	100Y024H	BNDRY-RIVER-PST	14.2500	127318
Scenario1	100Y024H	BNDRY-RIVER-PST	14.5001	135798
Scenario1	100Y024H	BNDRY-RIVER-PST	14.7501	144016
Scenario1	100Y024H	BNDRY-RIVER-PST	15.0004	151962
Scenario1	100Y024H	BNDRY-RIVER-PST	15.2503	159628
Scenario1	100Y024H	BNDRY-RIVER-PST	15.5000	166970
Scenario1	100Y024H	BNDRY-RIVER-PST	15.7501	173902
Scenario1	100Y024H	BNDRY-RIVER-PST	16.0002	179945
Scenario1	100Y024H	BNDRY-RIVER-PST	16.2501	185788
Scenario1	100Y024H	BNDRY-RIVER-PST	16.5002	191497
Scenario1	100Y024H	BNDRY-RIVER-PST	16.7501	197083
Scenario1	100Y024H	BNDRY-RIVER-PST	17.0000	202561
Scenario1	100Y024H	BNDRY-RIVER-PST	17.2502	207958
Scenario1	100Y024H	BNDRY-RIVER-PST	17.5000	213283
Scenario1	100Y024H	BNDRY-RIVER-PST	17.7501	218553
Scenario1	100Y024H	BNDRY-RIVER-PST	18.0004	223768
Scenario1	100Y024H	BNDRY-RIVER-PST	18.2504	228916
Scenario1	100Y024H	BNDRY-RIVER-PST	18.5001	234042
Scenario1	100Y024H	BNDRY-RIVER-PST	18.7501	239145
Scenario1	100Y024H	BNDRY-RIVER-PST	19.0005	244208
Scenario1	100Y024H	BNDRY-RIVER-PST	19.2506	249234
Scenario1	100Y024H	BNDRY-RIVER-PST	19.5001	254215

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	19.7503	259192
Scenario1	100Y024H	BNDRY-RIVER-PST	20.0001	264145
Scenario1	100Y024H	BNDRY-RIVER-PST	20.2501	269080
Scenario1	100Y024H	BNDRY-RIVER-PST	20.5001	273982
Scenario1	100Y024H	BNDRY-RIVER-PST	20.7500	278851
Scenario1	100Y024H	BNDRY-RIVER-PST	21.0001	283536
Scenario1	100Y024H	BNDRY-RIVER-PST	21.2500	287682
Scenario1	100Y024H	BNDRY-RIVER-PST	21.5000	291713
Scenario1	100Y024H	BNDRY-RIVER-PST	21.7500	295701
Scenario1	100Y024H	BNDRY-RIVER-PST	22.0000	299658
Scenario1	100Y024H	BNDRY-RIVER-PST	22.2500	303581
Scenario1	100Y024H	BNDRY-RIVER-PST	22.5000	307493
Scenario1	100Y024H	BNDRY-RIVER-PST	22.7500	311383
Scenario1	100Y024H	BNDRY-RIVER-PST	23.0000	315236
Scenario1	100Y024H	BNDRY-RIVER-PST	23.2500	319054
Scenario1	100Y024H	BNDRY-RIVER-PST	23.5000	322838
Scenario1	100Y024H	BNDRY-RIVER-PST	23.7500	326587
Scenario1	100Y024H	BNDRY-RIVER-PST	24.0000	330287
Scenario1	100Y024H	BNDRY-RIVER-PST	24.2500	333889
Scenario1	100Y024H	BNDRY-RIVER-PST	24.5000	337334
Scenario1	100Y024H	BNDRY-RIVER-PST	24.7500	340648
Scenario1	100Y024H	BNDRY-RIVER-PST	25.0000	343847
Scenario1	100Y024H	BNDRY-RIVER-PST	25.2500	346947
Scenario1	100Y024H	BNDRY-RIVER-PST	25.5000	349967
Scenario1	100Y024H	BNDRY-RIVER-PST	25.7500	352922
Scenario1	100Y024H	BNDRY-RIVER-PST	26.0000	355826
Scenario1	100Y024H	BNDRY-RIVER-PST	26.2500	358680
Scenario1	100Y024H	BNDRY-RIVER-PST	26.5000	361500
Scenario1	100Y024H	BNDRY-RIVER-PST	26.7500	364287
Scenario1	100Y024H	BNDRY-RIVER-PST	27.0000	367042
Scenario1	100Y024H	BNDRY-RIVER-PST	27.2500	369770
Scenario1	100Y024H	BNDRY-RIVER-PST	27.5000	372472
Scenario1	100Y024H	BNDRY-RIVER-PST	27.7503	375153
Scenario1	100Y024H	BNDRY-RIVER-PST	28.0000	377805
Scenario1	100Y024H	BNDRY-RIVER-PST	28.2511	380447
Scenario1	100Y024H	BNDRY-RIVER-PST	28.5007	383051
Scenario1	100Y024H	BNDRY-RIVER-PST	28.7514	385647
Scenario1	100Y024H	BNDRY-RIVER-PST	29.0009	388210
Scenario1	100Y024H	BNDRY-RIVER-PST	29.2510	390761
Scenario1	100Y024H	BNDRY-RIVER-PST	29.5042	393323
Scenario1	100Y024H	BNDRY-RIVER-PST	29.7536	395826

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	30.0009	398288
Scenario1	100Y024H	BNDRY-RIVER-PST	30.2520	400767
Scenario1	100Y024H	BNDRY-RIVER-PST	30.5016	403210
Scenario1	100Y024H	BNDRY-RIVER-PST	30.7516	405636
Scenario1	100Y024H	BNDRY-RIVER-PST	31.0026	408050
Scenario1	100Y024H	BNDRY-RIVER-PST	31.2508	410412
Scenario1	100Y024H	BNDRY-RIVER-PST	31.5020	412778
Scenario1	100Y024H	BNDRY-RIVER-PST	31.7527	415112
Scenario1	100Y024H	BNDRY-RIVER-PST	32.0023	417411
Scenario1	100Y024H	BNDRY-RIVER-PST	32.2525	419683
Scenario1	100Y024H	BNDRY-RIVER-PST	32.5018	421916
Scenario1	100Y024H	BNDRY-RIVER-PST	32.7508	424112
Scenario1	100Y024H	BNDRY-RIVER-PST	33.0006	426275
Scenario1	100Y024H	BNDRY-RIVER-PST	33.2500	428382
Scenario1	100Y024H	BNDRY-RIVER-PST	33.5001	429664
Scenario1	100Y024H	BNDRY-RIVER-PST	33.7511	430213
Scenario1	100Y024H	BNDRY-RIVER-PST	34.0002	430528
Scenario1	100Y024H	BNDRY-RIVER-PST	34.2561	430761
Scenario1	100Y024H	BNDRY-RIVER-PST	34.5076	430949
Scenario1	100Y024H	BNDRY-RIVER-PST	34.7576	431114
Scenario1	100Y024H	BNDRY-RIVER-PST	35.0026	431263
Scenario1	100Y024H	BNDRY-RIVER-PST	35.2576	431409
Scenario1	100Y024H	BNDRY-RIVER-PST	35.5019	431542
Scenario1	100Y024H	BNDRY-RIVER-PST	35.7534	431674
Scenario1	100Y024H	BNDRY-RIVER-PST	36.0044	431801
Scenario1	100Y024H	BNDRY-RIVER-PST	36.2534	431923
Scenario1	100Y024H	BNDRY-RIVER-PST	36.5034	432041
Scenario1	100Y024H	BNDRY-RIVER-PST	36.7534	432156
Scenario1	100Y024H	BNDRY-RIVER-PST	37.0034	432268
Scenario1	100Y024H	BNDRY-RIVER-PST	37.2534	432377
Scenario1	100Y024H	BNDRY-RIVER-PST	37.5034	432483
Scenario1	100Y024H	BNDRY-RIVER-PST	37.7534	432586
Scenario1	100Y024H	BNDRY-RIVER-PST	38.0034	432684
Scenario1	100Y024H	BNDRY-RIVER-PST	38.2534	432777
Scenario1	100Y024H	BNDRY-RIVER-PST	38.5034	432866
Scenario1	100Y024H	BNDRY-RIVER-PST	38.7534	432951
Scenario1	100Y024H	BNDRY-RIVER-PST	39.0034	433034
Scenario1	100Y024H	BNDRY-RIVER-PST	39.2534	433114
Scenario1	100Y024H	BNDRY-RIVER-PST	39.5034	433191
Scenario1	100Y024H	BNDRY-RIVER-PST	39.7534	433264
Scenario1	100Y024H	BNDRY-RIVER-PST	40.0034	433335

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	40.2534	433402
Scenario1	100Y024H	BNDRY-RIVER-PST	40.5034	433466
Scenario1	100Y024H	BNDRY-RIVER-PST	40.7534	433528
Scenario1	100Y024H	BNDRY-RIVER-PST	41.0034	433587
Scenario1	100Y024H	BNDRY-RIVER-PST	41.2534	433644
Scenario1	100Y024H	BNDRY-RIVER-PST	41.5034	433698
Scenario1	100Y024H	BNDRY-RIVER-PST	41.7534	433751
Scenario1	100Y024H	BNDRY-RIVER-PST	42.0034	433801
Scenario1	100Y024H	BNDRY-RIVER-PST	42.2534	433849
Scenario1	100Y024H	BNDRY-RIVER-PST	42.5034	433896
Scenario1	100Y024H	BNDRY-RIVER-PST	42.7534	433942
Scenario1	100Y024H	BNDRY-RIVER-PST	43.0034	433985
Scenario1	100Y024H	BNDRY-RIVER-PST	43.2534	434028
Scenario1	100Y024H	BNDRY-RIVER-PST	43.5034	434069
Scenario1	100Y024H	BNDRY-RIVER-PST	43.7534	434109
Scenario1	100Y024H	BNDRY-RIVER-PST	44.0034	434149
Scenario1	100Y024H	BNDRY-RIVER-PST	44.2534	434187
Scenario1	100Y024H	BNDRY-RIVER-PST	44.5034	434224
Scenario1	100Y024H	BNDRY-RIVER-PST	44.7534	434260
Scenario1	100Y024H	BNDRY-RIVER-PST	45.0034	434296
Scenario1	100Y024H	BNDRY-RIVER-PST	45.2534	434331
Scenario1	100Y024H	BNDRY-RIVER-PST	45.5034	434365
Scenario1	100Y024H	BNDRY-RIVER-PST	45.7534	434399
Scenario1	100Y024H	BNDRY-RIVER-PST	46.0034	434432
Scenario1	100Y024H	BNDRY-RIVER-PST	46.2534	434465
Scenario1	100Y024H	BNDRY-RIVER-PST	46.5034	434498
Scenario1	100Y024H	BNDRY-RIVER-PST	46.7534	434530
Scenario1	100Y024H	BNDRY-RIVER-PST	47.0034	434561
Scenario1	100Y024H	BNDRY-RIVER-PST	47.2534	434593
Scenario1	100Y024H	BNDRY-RIVER-PST	47.5034	434624
Scenario1	100Y024H	BNDRY-RIVER-PST	47.7534	434655
Scenario1	100Y024H	BNDRY-RIVER-PST	48.0001	434685
Scenario1	100Y024H	BNDRY-RIVER-PST	48.2518	434716
Scenario1	100Y024H	BNDRY-RIVER-PST	48.5022	434747
Scenario1	100Y024H	BNDRY-RIVER-PST	48.7517	434777
Scenario1	100Y024H	BNDRY-RIVER-PST	49.0049	434808
Scenario1	100Y024H	BNDRY-RIVER-PST	49.2515	434839
Scenario1	100Y024H	BNDRY-RIVER-PST	49.5003	434869
Scenario1	100Y024H	BNDRY-RIVER-PST	49.7507	434900
Scenario1	100Y024H	BNDRY-RIVER-PST	50.0025	434930
Scenario1	100Y024H	BNDRY-RIVER-PST	50.2549	434961

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	50.5039	434992
Scenario1	100Y024H	BNDRY-RIVER-PST	50.7525	435022
Scenario1	100Y024H	BNDRY-RIVER-PST	51.0009	435052
Scenario1	100Y024H	BNDRY-RIVER-PST	51.2539	435083
Scenario1	100Y024H	BNDRY-RIVER-PST	51.5029	435114
Scenario1	100Y024H	BNDRY-RIVER-PST	51.7529	435144
Scenario1	100Y024H	BNDRY-RIVER-PST	52.0029	435175
Scenario1	100Y024H	BNDRY-RIVER-PST	52.2529	435205
Scenario1	100Y024H	BNDRY-RIVER-PST	52.5029	435235
Scenario1	100Y024H	BNDRY-RIVER-PST	52.7529	435266
Scenario1	100Y024H	BNDRY-RIVER-PST	53.0029	435296
Scenario1	100Y024H	BNDRY-RIVER-PST	53.2529	435326
Scenario1	100Y024H	BNDRY-RIVER-PST	53.5029	435356
Scenario1	100Y024H	BNDRY-RIVER-PST	53.7529	435386
Scenario1	100Y024H	BNDRY-RIVER-PST	54.0029	435415
Scenario1	100Y024H	BNDRY-RIVER-PST	54.2529	435445
Scenario1	100Y024H	BNDRY-RIVER-PST	54.5029	435475
Scenario1	100Y024H	BNDRY-RIVER-PST	54.7511	435505
Scenario1	100Y024H	BNDRY-RIVER-PST	55.0012	435534
Scenario1	100Y024H	BNDRY-RIVER-PST	55.2570	435565
Scenario1	100Y024H	BNDRY-RIVER-PST	55.5013	435593
Scenario1	100Y024H	BNDRY-RIVER-PST	55.7539	435623
Scenario1	100Y024H	BNDRY-RIVER-PST	56.0028	435652
Scenario1	100Y024H	BNDRY-RIVER-PST	56.2528	435682
Scenario1	100Y024H	BNDRY-RIVER-PST	56.5014	435711
Scenario1	100Y024H	BNDRY-RIVER-PST	56.7508	435740
Scenario1	100Y024H	BNDRY-RIVER-PST	57.0019	435769
Scenario1	100Y024H	BNDRY-RIVER-PST	57.2544	435798
Scenario1	100Y024H	BNDRY-RIVER-PST	57.5034	435827
Scenario1	100Y024H	BNDRY-RIVER-PST	57.7534	435855
Scenario1	100Y024H	BNDRY-RIVER-PST	58.0052	435884
Scenario1	100Y024H	BNDRY-RIVER-PST	58.2572	435913
Scenario1	100Y024H	BNDRY-RIVER-PST	58.5012	435941
Scenario1	100Y024H	BNDRY-RIVER-PST	58.7527	435969
Scenario1	100Y024H	BNDRY-RIVER-PST	59.0047	435997
Scenario1	100Y024H	BNDRY-RIVER-PST	59.2529	436025
Scenario1	100Y024H	BNDRY-RIVER-PST	59.5029	436053
Scenario1	100Y024H	BNDRY-RIVER-PST	59.7529	436081
Scenario1	100Y024H	BNDRY-RIVER-PST	60.0029	436109
Scenario1	100Y024H	BNDRY-RIVER-PST	60.2529	436136
Scenario1	100Y024H	BNDRY-RIVER-PST	60.5030	436164

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	60.7556	436191
Scenario1	100Y024H	BNDRY-RIVER-PST	61.0048	436219
Scenario1	100Y024H	BNDRY-RIVER-PST	61.2511	436245
Scenario1	100Y024H	BNDRY-RIVER-PST	61.5039	436273
Scenario1	100Y024H	BNDRY-RIVER-PST	61.7537	436300
Scenario1	100Y024H	BNDRY-RIVER-PST	62.0018	436326
Scenario1	100Y024H	BNDRY-RIVER-PST	62.2521	436353
Scenario1	100Y024H	BNDRY-RIVER-PST	62.5006	436380
Scenario1	100Y024H	BNDRY-RIVER-PST	62.7506	436406
Scenario1	100Y024H	BNDRY-RIVER-PST	63.0047	436433
Scenario1	100Y024H	BNDRY-RIVER-PST	63.2504	436459
Scenario1	100Y024H	BNDRY-RIVER-PST	63.5004	436485
Scenario1	100Y024H	BNDRY-RIVER-PST	63.7531	436512
Scenario1	100Y024H	BNDRY-RIVER-PST	64.0046	436538
Scenario1	100Y024H	BNDRY-RIVER-PST	64.2547	436564
Scenario1	100Y024H	BNDRY-RIVER-PST	64.5069	436590
Scenario1	100Y024H	BNDRY-RIVER-PST	64.7542	436615
Scenario1	100Y024H	BNDRY-RIVER-PST	65.0067	436641
Scenario1	100Y024H	BNDRY-RIVER-PST	65.2530	436666
Scenario1	100Y024H	BNDRY-RIVER-PST	65.5082	436692
Scenario1	100Y024H	BNDRY-RIVER-PST	65.7513	436717
Scenario1	100Y024H	BNDRY-RIVER-PST	66.0005	436742
Scenario1	100Y024H	BNDRY-RIVER-PST	66.2528	436768
Scenario1	100Y024H	BNDRY-RIVER-PST	66.5073	436794
Scenario1	100Y024H	BNDRY-RIVER-PST	66.7535	436819
Scenario1	100Y024H	BNDRY-RIVER-PST	67.0079	436844
Scenario1	100Y024H	BNDRY-RIVER-PST	67.2558	436869
Scenario1	100Y024H	BNDRY-RIVER-PST	67.5012	436894
Scenario1	100Y024H	BNDRY-RIVER-PST	67.7570	436919
Scenario1	100Y024H	BNDRY-RIVER-PST	68.0030	436944
Scenario1	100Y024H	BNDRY-RIVER-PST	68.2554	436969
Scenario1	100Y024H	BNDRY-RIVER-PST	68.5022	436993
Scenario1	100Y024H	BNDRY-RIVER-PST	68.7529	437018
Scenario1	100Y024H	BNDRY-RIVER-PST	69.0061	437043
Scenario1	100Y024H	BNDRY-RIVER-PST	69.2561	437068
Scenario1	100Y024H	BNDRY-RIVER-PST	69.5061	437093
Scenario1	100Y024H	BNDRY-RIVER-PST	69.7561	437117
Scenario1	100Y024H	BNDRY-RIVER-PST	70.0061	437142
Scenario1	100Y024H	BNDRY-RIVER-PST	70.2561	437166
Scenario1	100Y024H	BNDRY-RIVER-PST	70.5061	437190
Scenario1	100Y024H	BNDRY-RIVER-PST	70.7561	437215

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	71.0061	437239
Scenario1	100Y024H	BNDRY-RIVER-PST	71.2561	437263
Scenario1	100Y024H	BNDRY-RIVER-PST	71.5061	437288
Scenario1	100Y024H	BNDRY-RIVER-PST	71.7561	437312
Scenario1	100Y024H	BNDRY-RIVER-PST	72.0061	437336
Scenario1	100Y024H	BNDRY-RIVER-PST	72.2561	437360
Scenario1	100Y024H	BNDRY-RIVER-PST	72.5061	437384
Scenario1	100Y024H	BNDRY-RIVER-PST	72.7561	437408
Scenario1	100Y024H	BNDRY-RIVER-PST	73.0061	437432
Scenario1	100Y024H	BNDRY-RIVER-PST	73.2561	437456
Scenario1	100Y024H	BNDRY-RIVER-PST	73.5061	437479
Scenario1	100Y024H	BNDRY-RIVER-PST	73.7561	437503
Scenario1	100Y024H	BNDRY-RIVER-PST	74.0061	437527
Scenario1	100Y024H	BNDRY-RIVER-PST	74.2561	437550
Scenario1	100Y024H	BNDRY-RIVER-PST	74.5061	437574
Scenario1	100Y024H	BNDRY-RIVER-PST	74.7561	437597
Scenario1	100Y024H	BNDRY-RIVER-PST	75.0061	437621
Scenario1	100Y024H	BNDRY-RIVER-PST	75.2561	437644
Scenario1	100Y024H	BNDRY-RIVER-PST	75.5061	437667
Scenario1	100Y024H	BNDRY-RIVER-PST	75.7561	437691
Scenario1	100Y024H	BNDRY-RIVER-PST	76.0061	437714
Scenario1	100Y024H	BNDRY-RIVER-PST	76.2561	437737
Scenario1	100Y024H	BNDRY-RIVER-PST	76.5061	437760
Scenario1	100Y024H	BNDRY-RIVER-PST	76.7561	437783
Scenario1	100Y024H	BNDRY-RIVER-PST	77.0061	437806
Scenario1	100Y024H	BNDRY-RIVER-PST	77.2561	437829
Scenario1	100Y024H	BNDRY-RIVER-PST	77.5061	437852
Scenario1	100Y024H	BNDRY-RIVER-PST	77.7561	437875
Scenario1	100Y024H	BNDRY-RIVER-PST	78.0061	437898
Scenario1	100Y024H	BNDRY-RIVER-PST	78.2561	437921
Scenario1	100Y024H	BNDRY-RIVER-PST	78.5061	437943
Scenario1	100Y024H	BNDRY-RIVER-PST	78.7561	437966
Scenario1	100Y024H	BNDRY-RIVER-PST	79.0061	437989
Scenario1	100Y024H	BNDRY-RIVER-PST	79.2561	438011
Scenario1	100Y024H	BNDRY-RIVER-PST	79.5061	438034
Scenario1	100Y024H	BNDRY-RIVER-PST	79.7561	438056
Scenario1	100Y024H	BNDRY-RIVER-PST	80.0061	438078
Scenario1	100Y024H	BNDRY-RIVER-PST	80.2561	438101
Scenario1	100Y024H	BNDRY-RIVER-PST	80.5061	438123
Scenario1	100Y024H	BNDRY-RIVER-PST	80.7561	438145
Scenario1	100Y024H	BNDRY-RIVER-PST	81.0061	438167

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	81.2561	438189
Scenario1	100Y024H	BNDRY-RIVER-PST	81.5061	438211
Scenario1	100Y024H	BNDRY-RIVER-PST	81.7561	438233
Scenario1	100Y024H	BNDRY-RIVER-PST	82.0061	438255
Scenario1	100Y024H	BNDRY-RIVER-PST	82.2561	438277
Scenario1	100Y024H	BNDRY-RIVER-PST	82.5061	438299
Scenario1	100Y024H	BNDRY-RIVER-PST	82.7561	438321
Scenario1	100Y024H	BNDRY-RIVER-PST	83.0061	438343
Scenario1	100Y024H	BNDRY-RIVER-PST	83.2561	438364
Scenario1	100Y024H	BNDRY-RIVER-PST	83.5061	438386
Scenario1	100Y024H	BNDRY-RIVER-PST	83.7561	438407
Scenario1	100Y024H	BNDRY-RIVER-PST	84.0061	438429
Scenario1	100Y024H	BNDRY-RIVER-PST	84.2561	438450
Scenario1	100Y024H	BNDRY-RIVER-PST	84.5061	438472
Scenario1	100Y024H	BNDRY-RIVER-PST	84.7561	438493
Scenario1	100Y024H	BNDRY-RIVER-PST	85.0061	438514
Scenario1	100Y024H	BNDRY-RIVER-PST	85.2561	438535
Scenario1	100Y024H	BNDRY-RIVER-PST	85.5061	438557
Scenario1	100Y024H	BNDRY-RIVER-PST	85.7561	438578
Scenario1	100Y024H	BNDRY-RIVER-PST	86.0061	438599
Scenario1	100Y024H	BNDRY-RIVER-PST	86.2561	438620
Scenario1	100Y024H	BNDRY-RIVER-PST	86.5061	438641
Scenario1	100Y024H	BNDRY-RIVER-PST	86.7561	438661
Scenario1	100Y024H	BNDRY-RIVER-PST	87.0061	438682
Scenario1	100Y024H	BNDRY-RIVER-PST	87.2561	438703
Scenario1	100Y024H	BNDRY-RIVER-PST	87.5061	438724
Scenario1	100Y024H	BNDRY-RIVER-PST	87.7561	438744
Scenario1	100Y024H	BNDRY-RIVER-PST	88.0061	438765
Scenario1	100Y024H	BNDRY-RIVER-PST	88.2561	438785
Scenario1	100Y024H	BNDRY-RIVER-PST	88.5061	438805
Scenario1	100Y024H	BNDRY-RIVER-PST	88.7561	438826
Scenario1	100Y024H	BNDRY-RIVER-PST	89.0061	438846
Scenario1	100Y024H	BNDRY-RIVER-PST	89.2561	438867
Scenario1	100Y024H	BNDRY-RIVER-PST	89.5061	438888
Scenario1	100Y024H	BNDRY-RIVER-PST	89.7561	438908
Scenario1	100Y024H	BNDRY-RIVER-PST	90.0061	438929
Scenario1	100Y024H	BNDRY-RIVER-PST	90.2561	438950
Scenario1	100Y024H	BNDRY-RIVER-PST	90.5061	438970
Scenario1	100Y024H	BNDRY-RIVER-PST	90.7561	438990
Scenario1	100Y024H	BNDRY-RIVER-PST	91.0061	439011
Scenario1	100Y024H	BNDRY-RIVER-PST	91.2561	439031

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	91.5061	439051
Scenario1	100Y024H	BNDRY-RIVER-PST	91.7561	439071
Scenario1	100Y024H	BNDRY-RIVER-PST	92.0061	439091
Scenario1	100Y024H	BNDRY-RIVER-PST	92.2561	439111
Scenario1	100Y024H	BNDRY-RIVER-PST	92.5061	439130
Scenario1	100Y024H	BNDRY-RIVER-PST	92.7561	439150
Scenario1	100Y024H	BNDRY-RIVER-PST	93.0061	439170
Scenario1	100Y024H	BNDRY-RIVER-PST	93.2561	439189
Scenario1	100Y024H	BNDRY-RIVER-PST	93.5061	439209
Scenario1	100Y024H	BNDRY-RIVER-PST	93.7561	439228
Scenario1	100Y024H	BNDRY-RIVER-PST	94.0061	439248
Scenario1	100Y024H	BNDRY-RIVER-PST	94.2561	439267
Scenario1	100Y024H	BNDRY-RIVER-PST	94.5061	439286
Scenario1	100Y024H	BNDRY-RIVER-PST	94.7561	439305
Scenario1	100Y024H	BNDRY-RIVER-PST	95.0061	439325
Scenario1	100Y024H	BNDRY-RIVER-PST	95.2561	439344
Scenario1	100Y024H	BNDRY-RIVER-PST	95.5061	439363
Scenario1	100Y024H	BNDRY-RIVER-PST	95.7561	439382
Scenario1	100Y024H	BNDRY-RIVER-PST	96.0061	439400
Scenario1	100Y024H	BNDRY-RIVER-PST	96.2561	439419
Scenario1	100Y024H	BNDRY-RIVER-PST	96.5061	439438
Scenario1	100Y024H	BNDRY-RIVER-PST	96.7561	439457
Scenario1	100Y024H	BNDRY-RIVER-PST	97.0061	439475
Scenario1	100Y024H	BNDRY-RIVER-PST	97.2561	439494
Scenario1	100Y024H	BNDRY-RIVER-PST	97.5061	439513
Scenario1	100Y024H	BNDRY-RIVER-PST	97.7561	439531
Scenario1	100Y024H	BNDRY-RIVER-PST	98.0061	439550
Scenario1	100Y024H	BNDRY-RIVER-PST	98.2561	439568
Scenario1	100Y024H	BNDRY-RIVER-PST	98.5061	439587
Scenario1	100Y024H	BNDRY-RIVER-PST	98.7561	439605
Scenario1	100Y024H	BNDRY-RIVER-PST	99.0061	439624
Scenario1	100Y024H	BNDRY-RIVER-PST	99.2561	439642
Scenario1	100Y024H	BNDRY-RIVER-PST	99.5061	439660
Scenario1	100Y024H	BNDRY-RIVER-PST	99.7561	439679
Scenario1	100Y024H	BNDRY-RIVER-PST	100.0061	439697
Scenario1	100Y024H	BNDRY-RIVER-PST	100.2561	439716
Scenario1	100Y024H	BNDRY-RIVER-PST	100.5061	439734
Scenario1	100Y024H	BNDRY-RIVER-PST	100.7561	439753
Scenario1	100Y024H	BNDRY-RIVER-PST	101.0061	439771
Scenario1	100Y024H	BNDRY-RIVER-PST	101.2561	439789
Scenario1	100Y024H	BNDRY-RIVER-PST	101.5061	439808

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	101.7561	439826
Scenario1	100Y024H	BNDRY-RIVER-PST	102.0061	439845
Scenario1	100Y024H	BNDRY-RIVER-PST	102.2561	439863
Scenario1	100Y024H	BNDRY-RIVER-PST	102.5061	439882
Scenario1	100Y024H	BNDRY-RIVER-PST	102.7561	439900
Scenario1	100Y024H	BNDRY-RIVER-PST	103.0061	439919
Scenario1	100Y024H	BNDRY-RIVER-PST	103.2561	439937
Scenario1	100Y024H	BNDRY-RIVER-PST	103.5061	439956
Scenario1	100Y024H	BNDRY-RIVER-PST	103.7561	439974
Scenario1	100Y024H	BNDRY-RIVER-PST	104.0061	439993
Scenario1	100Y024H	BNDRY-RIVER-PST	104.2561	440011
Scenario1	100Y024H	BNDRY-RIVER-PST	104.5061	440030
Scenario1	100Y024H	BNDRY-RIVER-PST	104.7561	440048
Scenario1	100Y024H	BNDRY-RIVER-PST	105.0061	440067
Scenario1	100Y024H	BNDRY-RIVER-PST	105.2561	440085
Scenario1	100Y024H	BNDRY-RIVER-PST	105.5061	440103
Scenario1	100Y024H	BNDRY-RIVER-PST	105.7561	440122
Scenario1	100Y024H	BNDRY-RIVER-PST	106.0061	440140
Scenario1	100Y024H	BNDRY-RIVER-PST	106.2561	440158
Scenario1	100Y024H	BNDRY-RIVER-PST	106.5061	440176
Scenario1	100Y024H	BNDRY-RIVER-PST	106.7561	440195
Scenario1	100Y024H	BNDRY-RIVER-PST	107.0061	440213
Scenario1	100Y024H	BNDRY-RIVER-PST	107.2561	440232
Scenario1	100Y024H	BNDRY-RIVER-PST	107.5061	440250
Scenario1	100Y024H	BNDRY-RIVER-PST	107.7561	440269
Scenario1	100Y024H	BNDRY-RIVER-PST	108.0061	440287
Scenario1	100Y024H	BNDRY-RIVER-PST	108.2561	440305
Scenario1	100Y024H	BNDRY-RIVER-PST	108.5061	440324
Scenario1	100Y024H	BNDRY-RIVER-PST	108.7561	440342
Scenario1	100Y024H	BNDRY-RIVER-PST	109.0061	440360
Scenario1	100Y024H	BNDRY-RIVER-PST	109.2561	440378
Scenario1	100Y024H	BNDRY-RIVER-PST	109.5061	440396
Scenario1	100Y024H	BNDRY-RIVER-PST	109.7561	440415
Scenario1	100Y024H	BNDRY-RIVER-PST	110.0061	440433
Scenario1	100Y024H	BNDRY-RIVER-PST	110.2561	440451
Scenario1	100Y024H	BNDRY-RIVER-PST	110.5061	440469
Scenario1	100Y024H	BNDRY-RIVER-PST	110.7561	440487
Scenario1	100Y024H	BNDRY-RIVER-PST	111.0061	440505
Scenario1	100Y024H	BNDRY-RIVER-PST	111.2561	440523
Scenario1	100Y024H	BNDRY-RIVER-PST	111.5061	440541
Scenario1	100Y024H	BNDRY-RIVER-PST	111.7561	440559

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	112.0061	440577
Scenario1	100Y024H	BNDRY-RIVER-PST	112.2506	440594
Scenario1	100Y024H	BNDRY-RIVER-PST	112.5016	440612
Scenario1	100Y024H	BNDRY-RIVER-PST	112.7506	440630
Scenario1	100Y024H	BNDRY-RIVER-PST	113.0014	440648
Scenario1	100Y024H	BNDRY-RIVER-PST	113.2535	440665
Scenario1	100Y024H	BNDRY-RIVER-PST	113.5005	440683
Scenario1	100Y024H	BNDRY-RIVER-PST	113.7501	440701
Scenario1	100Y024H	BNDRY-RIVER-PST	114.0027	440719
Scenario1	100Y024H	BNDRY-RIVER-PST	114.2545	440736
Scenario1	100Y024H	BNDRY-RIVER-PST	114.5019	440754
Scenario1	100Y024H	BNDRY-RIVER-PST	114.7511	440771
Scenario1	100Y024H	BNDRY-RIVER-PST	115.0025	440789
Scenario1	100Y024H	BNDRY-RIVER-PST	115.2546	440807
Scenario1	100Y024H	BNDRY-RIVER-PST	115.5026	440824
Scenario1	100Y024H	BNDRY-RIVER-PST	115.7507	440842
Scenario1	100Y024H	BNDRY-RIVER-PST	116.0024	440860
Scenario1	100Y024H	BNDRY-RIVER-PST	116.2509	440877
Scenario1	100Y024H	BNDRY-RIVER-PST	116.5015	440895
Scenario1	100Y024H	BNDRY-RIVER-PST	116.7563	440913
Scenario1	100Y024H	BNDRY-RIVER-PST	117.0001	440930
Scenario1	100Y024H	BNDRY-RIVER-PST	117.2508	440948
Scenario1	100Y024H	BNDRY-RIVER-PST	117.5030	440965
Scenario1	100Y024H	BNDRY-RIVER-PST	117.7529	440983
Scenario1	100Y024H	BNDRY-RIVER-PST	118.0037	441000
Scenario1	100Y024H	BNDRY-RIVER-PST	118.2537	441006
Scenario1	100Y024H	BNDRY-RIVER-PST	118.5005	441011
Scenario1	100Y024H	BNDRY-RIVER-PST	118.7533	441017
Scenario1	100Y024H	BNDRY-RIVER-PST	119.0009	441022
Scenario1	100Y024H	BNDRY-RIVER-PST	119.2565	441027
Scenario1	100Y024H	BNDRY-RIVER-PST	119.5052	441033
Scenario1	100Y024H	BNDRY-RIVER-PST	119.7528	441038
Scenario1	100Y024H	BNDRY-RIVER-PST	120.0062	441043
Scenario1	100Y024H	BNDRY-RIVER-PST	120.2504	441048
Scenario1	100Y024H	BNDRY-RIVER-PST	120.5002	441053
Scenario1	100Y024H	BNDRY-RIVER-PST	120.7526	441059
Scenario1	100Y024H	BNDRY-RIVER-PST	121.0055	441064
Scenario1	100Y024H	BNDRY-RIVER-PST	121.2542	441069
Scenario1	100Y024H	BNDRY-RIVER-PST	121.5007	441074
Scenario1	100Y024H	BNDRY-RIVER-PST	121.7530	441079
Scenario1	100Y024H	BNDRY-RIVER-PST	122.0000	441085

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	122.2567	441090
Scenario1	100Y024H	BNDRY-RIVER-PST	122.5057	441095
Scenario1	100Y024H	BNDRY-RIVER-PST	122.7541	441100
Scenario1	100Y024H	BNDRY-RIVER-PST	123.0056	441105
Scenario1	100Y024H	BNDRY-RIVER-PST	123.2502	441110
Scenario1	100Y024H	BNDRY-RIVER-PST	123.5022	441116
Scenario1	100Y024H	BNDRY-RIVER-PST	123.7542	441121
Scenario1	100Y024H	BNDRY-RIVER-PST	124.0041	441126
Scenario1	100Y024H	BNDRY-RIVER-PST	124.2550	441131
Scenario1	100Y024H	BNDRY-RIVER-PST	124.5001	441136
Scenario1	100Y024H	BNDRY-RIVER-PST	124.7503	441141
Scenario1	100Y024H	BNDRY-RIVER-PST	125.0003	441147
Scenario1	100Y024H	BNDRY-RIVER-PST	125.2517	441152
Scenario1	100Y024H	BNDRY-RIVER-PST	125.5015	441157
Scenario1	100Y024H	BNDRY-RIVER-PST	125.7526	441162
Scenario1	100Y024H	BNDRY-RIVER-PST	126.0033	441167
Scenario1	100Y024H	BNDRY-RIVER-PST	126.2533	441172
Scenario1	100Y024H	BNDRY-RIVER-PST	126.5024	441177
Scenario1	100Y024H	BNDRY-RIVER-PST	126.7544	441182
Scenario1	100Y024H	BNDRY-RIVER-PST	127.0036	441187
Scenario1	100Y024H	BNDRY-RIVER-PST	127.2539	441192
Scenario1	100Y024H	BNDRY-RIVER-PST	127.5029	441197
Scenario1	100Y024H	BNDRY-RIVER-PST	127.7544	441203
Scenario1	100Y024H	BNDRY-RIVER-PST	128.0038	441208
Scenario1	100Y024H	BNDRY-RIVER-PST	128.2559	441212
Scenario1	100Y024H	BNDRY-RIVER-PST	128.5049	441218
Scenario1	100Y024H	BNDRY-RIVER-PST	128.7551	441223
Scenario1	100Y024H	BNDRY-RIVER-PST	129.0018	441228
Scenario1	100Y024H	BNDRY-RIVER-PST	129.2506	441233
Scenario1	100Y024H	BNDRY-RIVER-PST	129.5011	441238
Scenario1	100Y024H	BNDRY-RIVER-PST	129.7501	441243
Scenario1	100Y024H	BNDRY-RIVER-PST	130.0056	441248
Scenario1	100Y024H	BNDRY-RIVER-PST	130.2507	441253
Scenario1	100Y024H	BNDRY-RIVER-PST	130.5052	441258
Scenario1	100Y024H	BNDRY-RIVER-PST	130.7554	441263
Scenario1	100Y024H	BNDRY-RIVER-PST	131.0007	441268
Scenario1	100Y024H	BNDRY-RIVER-PST	131.2523	441273
Scenario1	100Y024H	BNDRY-RIVER-PST	131.5017	441278
Scenario1	100Y024H	BNDRY-RIVER-PST	131.7501	441283
Scenario1	100Y024H	BNDRY-RIVER-PST	132.0029	441288
Scenario1	100Y024H	BNDRY-RIVER-PST	132.2513	441293

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	132.5035	441298
Scenario1	100Y024H	BNDRY-RIVER-PST	132.7510	441302
Scenario1	100Y024H	BNDRY-RIVER-PST	133.0026	441308
Scenario1	100Y024H	BNDRY-RIVER-PST	133.2526	441312
Scenario1	100Y024H	BNDRY-RIVER-PST	133.5021	441318
Scenario1	100Y024H	BNDRY-RIVER-PST	133.7548	441323
Scenario1	100Y024H	BNDRY-RIVER-PST	134.0003	441328
Scenario1	100Y024H	BNDRY-RIVER-PST	134.2506	441332
Scenario1	100Y024H	BNDRY-RIVER-PST	134.5008	441337
Scenario1	100Y024H	BNDRY-RIVER-PST	134.7500	441342
Scenario1	100Y024H	BNDRY-RIVER-PST	135.0011	441347
Scenario1	100Y024H	BNDRY-RIVER-PST	135.2554	441352
Scenario1	100Y024H	BNDRY-RIVER-PST	135.5015	441357
Scenario1	100Y024H	BNDRY-RIVER-PST	135.7513	441361
Scenario1	100Y024H	BNDRY-RIVER-PST	136.0031	441366
Scenario1	100Y024H	BNDRY-RIVER-PST	136.2503	441371
Scenario1	100Y024H	BNDRY-RIVER-PST	136.5015	441376
Scenario1	100Y024H	BNDRY-RIVER-PST	136.7514	441381
Scenario1	100Y024H	BNDRY-RIVER-PST	137.0051	441386
Scenario1	100Y024H	BNDRY-RIVER-PST	137.2531	441391
Scenario1	100Y024H	BNDRY-RIVER-PST	137.5038	441395
Scenario1	100Y024H	BNDRY-RIVER-PST	137.7534	441400
Scenario1	100Y024H	BNDRY-RIVER-PST	138.0004	441405
Scenario1	100Y024H	BNDRY-RIVER-PST	138.2527	441410
Scenario1	100Y024H	BNDRY-RIVER-PST	138.5036	441415
Scenario1	100Y024H	BNDRY-RIVER-PST	138.7514	441419
Scenario1	100Y024H	BNDRY-RIVER-PST	139.0028	441424
Scenario1	100Y024H	BNDRY-RIVER-PST	139.2523	441429
Scenario1	100Y024H	BNDRY-RIVER-PST	139.5013	441434
Scenario1	100Y024H	BNDRY-RIVER-PST	139.7534	441438
Scenario1	100Y024H	BNDRY-RIVER-PST	140.0031	441443
Scenario1	100Y024H	BNDRY-RIVER-PST	140.2546	441448
Scenario1	100Y024H	BNDRY-RIVER-PST	140.5034	441452
Scenario1	100Y024H	BNDRY-RIVER-PST	140.7519	441457
Scenario1	100Y024H	BNDRY-RIVER-PST	141.0041	441462
Scenario1	100Y024H	BNDRY-RIVER-PST	141.2515	441467
Scenario1	100Y024H	BNDRY-RIVER-PST	141.5006	441472
Scenario1	100Y024H	BNDRY-RIVER-PST	141.7544	441476
Scenario1	100Y024H	BNDRY-RIVER-PST	142.0040	441481
Scenario1	100Y024H	BNDRY-RIVER-PST	142.2506	441486
Scenario1	100Y024H	BNDRY-RIVER-PST	142.5040	441490

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PST	142.7528	441495
Scenario1	100Y024H	BNDRY-RIVER-PST	143.0055	441500
Scenario1	100Y024H	BNDRY-RIVER-PST	143.2527	441504
Scenario1	100Y024H	BNDRY-RIVER-PST	143.5025	441509
Scenario1	100Y024H	BNDRY-RIVER-PST	143.7547	441513
Scenario1	100Y024H	BNDRY-RIVER-PST	144.0015	441518

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	0.0000	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	0.2511	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	0.5010	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	0.7545	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	1.0045	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	1.2545	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	1.5045	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	1.7545	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	2.0045	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	2.2545	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	2.5045	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	2.7545	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	3.0045	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	3.2545	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	3.5045	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	3.7545	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	4.0045	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	4.2545	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	4.5045	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	4.7545	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	5.0045	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	5.2545	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	5.5045	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	5.7545	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	6.0045	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	6.2545	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	6.5045	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	6.7545	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	7.0045	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	7.2545	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	7.5045	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	7.7545	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	8.0045	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	8.2562	0
Scenario1	100Y024H	BNDRY-RIVER-PRE	8.5080	2
Scenario1	100Y024H	BNDRY-RIVER-PRE	8.7580	10
Scenario1	100Y024H	BNDRY-RIVER-PRE	9.0009	22
Scenario1	100Y024H	BNDRY-RIVER-PRE	9.2554	49
Scenario1	100Y024H	BNDRY-RIVER-PRE	9.5040	86
Scenario1	100Y024H	BNDRY-RIVER-PRE	9.7515	136
Scenario1	100Y024H	BNDRY-RIVER-PRE	10.0002	200

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	10.2506	247
Scenario1	100Y024H	BNDRY-RIVER-PRE	10.5001	311
Scenario1	100Y024H	BNDRY-RIVER-PRE	10.7503	398
Scenario1	100Y024H	BNDRY-RIVER-PRE	11.0004	525
Scenario1	100Y024H	BNDRY-RIVER-PRE	11.2505	525
Scenario1	100Y024H	BNDRY-RIVER-PRE	11.5012	525
Scenario1	100Y024H	BNDRY-RIVER-PRE	11.7500	525
Scenario1	100Y024H	BNDRY-RIVER-PRE	12.0000	525
Scenario1	100Y024H	BNDRY-RIVER-PRE	12.2500	525
Scenario1	100Y024H	BNDRY-RIVER-PRE	12.5000	2875
Scenario1	100Y024H	BNDRY-RIVER-PRE	12.7500	6529
Scenario1	100Y024H	BNDRY-RIVER-PRE	13.0000	10576
Scenario1	100Y024H	BNDRY-RIVER-PRE	13.2500	14700
Scenario1	100Y024H	BNDRY-RIVER-PRE	13.5000	18729
Scenario1	100Y024H	BNDRY-RIVER-PRE	13.7501	22562
Scenario1	100Y024H	BNDRY-RIVER-PRE	14.0000	26704
Scenario1	100Y024H	BNDRY-RIVER-PRE	14.2500	31209
Scenario1	100Y024H	BNDRY-RIVER-PRE	14.5000	35808
Scenario1	100Y024H	BNDRY-RIVER-PRE	14.7500	40446
Scenario1	100Y024H	BNDRY-RIVER-PRE	15.0000	45087
Scenario1	100Y024H	BNDRY-RIVER-PRE	15.2500	49705
Scenario1	100Y024H	BNDRY-RIVER-PRE	15.5000	54287
Scenario1	100Y024H	BNDRY-RIVER-PRE	15.7500	58770
Scenario1	100Y024H	BNDRY-RIVER-PRE	16.0000	62495
Scenario1	100Y024H	BNDRY-RIVER-PRE	16.2500	65855
Scenario1	100Y024H	BNDRY-RIVER-PRE	16.5000	69155
Scenario1	100Y024H	BNDRY-RIVER-PRE	16.7500	72478
Scenario1	100Y024H	BNDRY-RIVER-PRE	17.0000	75850
Scenario1	100Y024H	BNDRY-RIVER-PRE	17.2500	79276
Scenario1	100Y024H	BNDRY-RIVER-PRE	17.5000	82760
Scenario1	100Y024H	BNDRY-RIVER-PRE	17.7500	86302
Scenario1	100Y024H	BNDRY-RIVER-PRE	18.0000	89892
Scenario1	100Y024H	BNDRY-RIVER-PRE	18.2500	93521
Scenario1	100Y024H	BNDRY-RIVER-PRE	18.5000	97192
Scenario1	100Y024H	BNDRY-RIVER-PRE	18.7500	100907
Scenario1	100Y024H	BNDRY-RIVER-PRE	19.0000	104655
Scenario1	100Y024H	BNDRY-RIVER-PRE	19.2501	108425
Scenario1	100Y024H	BNDRY-RIVER-PRE	19.5000	112218
Scenario1	100Y024H	BNDRY-RIVER-PRE	19.7500	116035
Scenario1	100Y024H	BNDRY-RIVER-PRE	20.0001	119869
Scenario1	100Y024H	BNDRY-RIVER-PRE	20.2501	123707

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	20.5001	127538
Scenario1	100Y024H	BNDRY-RIVER-PRE	20.7500	131349
Scenario1	100Y024H	BNDRY-RIVER-PRE	21.0008	133587
Scenario1	100Y024H	BNDRY-RIVER-PRE	21.2506	134532
Scenario1	100Y024H	BNDRY-RIVER-PRE	21.5000	135228
Scenario1	100Y024H	BNDRY-RIVER-PRE	21.7507	135841
Scenario1	100Y024H	BNDRY-RIVER-PRE	22.0003	136418
Scenario1	100Y024H	BNDRY-RIVER-PRE	22.2503	136983
Scenario1	100Y024H	BNDRY-RIVER-PRE	22.5008	137545
Scenario1	100Y024H	BNDRY-RIVER-PRE	22.7502	138101
Scenario1	100Y024H	BNDRY-RIVER-PRE	23.0001	138651
Scenario1	100Y024H	BNDRY-RIVER-PRE	23.2501	139194
Scenario1	100Y024H	BNDRY-RIVER-PRE	23.5009	139735
Scenario1	100Y024H	BNDRY-RIVER-PRE	23.7508	140255
Scenario1	100Y024H	BNDRY-RIVER-PRE	24.0009	140768
Scenario1	100Y024H	BNDRY-RIVER-PRE	24.2510	141258
Scenario1	100Y024H	BNDRY-RIVER-PRE	24.5007	141714
Scenario1	100Y024H	BNDRY-RIVER-PRE	24.7505	142132
Scenario1	100Y024H	BNDRY-RIVER-PRE	25.0002	142506
Scenario1	100Y024H	BNDRY-RIVER-PRE	25.2509	142847
Scenario1	100Y024H	BNDRY-RIVER-PRE	25.5007	143160
Scenario1	100Y024H	BNDRY-RIVER-PRE	25.7504	143450
Scenario1	100Y024H	BNDRY-RIVER-PRE	26.0026	143723
Scenario1	100Y024H	BNDRY-RIVER-PRE	26.2516	143976
Scenario1	100Y024H	BNDRY-RIVER-PRE	26.5014	144228
Scenario1	100Y024H	BNDRY-RIVER-PRE	26.7558	144476
Scenario1	100Y024H	BNDRY-RIVER-PRE	27.0052	144707
Scenario1	100Y024H	BNDRY-RIVER-PRE	27.2552	144928
Scenario1	100Y024H	BNDRY-RIVER-PRE	27.5052	145138
Scenario1	100Y024H	BNDRY-RIVER-PRE	27.7552	145338
Scenario1	100Y024H	BNDRY-RIVER-PRE	28.0052	145530
Scenario1	100Y024H	BNDRY-RIVER-PRE	28.2552	145713
Scenario1	100Y024H	BNDRY-RIVER-PRE	28.5052	145889
Scenario1	100Y024H	BNDRY-RIVER-PRE	28.7552	146057
Scenario1	100Y024H	BNDRY-RIVER-PRE	29.0052	146219
Scenario1	100Y024H	BNDRY-RIVER-PRE	29.2552	146374
Scenario1	100Y024H	BNDRY-RIVER-PRE	29.5052	146523
Scenario1	100Y024H	BNDRY-RIVER-PRE	29.7552	146667
Scenario1	100Y024H	BNDRY-RIVER-PRE	30.0052	146805
Scenario1	100Y024H	BNDRY-RIVER-PRE	30.2552	146937
Scenario1	100Y024H	BNDRY-RIVER-PRE	30.5052	147065

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	30.7552	147189
Scenario1	100Y024H	BNDRY-RIVER-PRE	31.0052	147307
Scenario1	100Y024H	BNDRY-RIVER-PRE	31.2552	147422
Scenario1	100Y024H	BNDRY-RIVER-PRE	31.5052	147532
Scenario1	100Y024H	BNDRY-RIVER-PRE	31.7552	147639
Scenario1	100Y024H	BNDRY-RIVER-PRE	32.0052	147742
Scenario1	100Y024H	BNDRY-RIVER-PRE	32.2552	147842
Scenario1	100Y024H	BNDRY-RIVER-PRE	32.5052	147938
Scenario1	100Y024H	BNDRY-RIVER-PRE	32.7552	148031
Scenario1	100Y024H	BNDRY-RIVER-PRE	33.0052	148122
Scenario1	100Y024H	BNDRY-RIVER-PRE	33.2552	148209
Scenario1	100Y024H	BNDRY-RIVER-PRE	33.5052	148293
Scenario1	100Y024H	BNDRY-RIVER-PRE	33.7552	148375
Scenario1	100Y024H	BNDRY-RIVER-PRE	34.0052	148454
Scenario1	100Y024H	BNDRY-RIVER-PRE	34.2552	148531
Scenario1	100Y024H	BNDRY-RIVER-PRE	34.5052	148606
Scenario1	100Y024H	BNDRY-RIVER-PRE	34.7552	148678
Scenario1	100Y024H	BNDRY-RIVER-PRE	35.0052	148748
Scenario1	100Y024H	BNDRY-RIVER-PRE	35.2552	148816
Scenario1	100Y024H	BNDRY-RIVER-PRE	35.5052	148882
Scenario1	100Y024H	BNDRY-RIVER-PRE	35.7552	148946
Scenario1	100Y024H	BNDRY-RIVER-PRE	36.0052	149009
Scenario1	100Y024H	BNDRY-RIVER-PRE	36.2552	149069
Scenario1	100Y024H	BNDRY-RIVER-PRE	36.5052	149128
Scenario1	100Y024H	BNDRY-RIVER-PRE	36.7552	149185
Scenario1	100Y024H	BNDRY-RIVER-PRE	37.0052	149241
Scenario1	100Y024H	BNDRY-RIVER-PRE	37.2552	149295
Scenario1	100Y024H	BNDRY-RIVER-PRE	37.5052	149348
Scenario1	100Y024H	BNDRY-RIVER-PRE	37.7552	149399
Scenario1	100Y024H	BNDRY-RIVER-PRE	38.0052	149449
Scenario1	100Y024H	BNDRY-RIVER-PRE	38.2552	149498
Scenario1	100Y024H	BNDRY-RIVER-PRE	38.5052	149546
Scenario1	100Y024H	BNDRY-RIVER-PRE	38.7552	149592
Scenario1	100Y024H	BNDRY-RIVER-PRE	39.0052	149637
Scenario1	100Y024H	BNDRY-RIVER-PRE	39.2552	149681
Scenario1	100Y024H	BNDRY-RIVER-PRE	39.5052	149724
Scenario1	100Y024H	BNDRY-RIVER-PRE	39.7552	149766
Scenario1	100Y024H	BNDRY-RIVER-PRE	40.0052	149806
Scenario1	100Y024H	BNDRY-RIVER-PRE	40.2552	149846
Scenario1	100Y024H	BNDRY-RIVER-PRE	40.5052	149884
Scenario1	100Y024H	BNDRY-RIVER-PRE	40.7552	149922

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	41.0052	149959
Scenario1	100Y024H	BNDRY-RIVER-PRE	41.2552	149995
Scenario1	100Y024H	BNDRY-RIVER-PRE	41.5052	150031
Scenario1	100Y024H	BNDRY-RIVER-PRE	41.7552	150066
Scenario1	100Y024H	BNDRY-RIVER-PRE	42.0052	150100
Scenario1	100Y024H	BNDRY-RIVER-PRE	42.2552	150133
Scenario1	100Y024H	BNDRY-RIVER-PRE	42.5052	150166
Scenario1	100Y024H	BNDRY-RIVER-PRE	42.7552	150198
Scenario1	100Y024H	BNDRY-RIVER-PRE	43.0052	150229
Scenario1	100Y024H	BNDRY-RIVER-PRE	43.2552	150259
Scenario1	100Y024H	BNDRY-RIVER-PRE	43.5052	150289
Scenario1	100Y024H	BNDRY-RIVER-PRE	43.7552	150317
Scenario1	100Y024H	BNDRY-RIVER-PRE	44.0052	150345
Scenario1	100Y024H	BNDRY-RIVER-PRE	44.2552	150372
Scenario1	100Y024H	BNDRY-RIVER-PRE	44.5052	150399
Scenario1	100Y024H	BNDRY-RIVER-PRE	44.7528	150425
Scenario1	100Y024H	BNDRY-RIVER-PRE	45.0052	150452
Scenario1	100Y024H	BNDRY-RIVER-PRE	45.2552	150477
Scenario1	100Y024H	BNDRY-RIVER-PRE	45.5052	150501
Scenario1	100Y024H	BNDRY-RIVER-PRE	45.7552	150524
Scenario1	100Y024H	BNDRY-RIVER-PRE	46.0009	150547
Scenario1	100Y024H	BNDRY-RIVER-PRE	46.2536	150572
Scenario1	100Y024H	BNDRY-RIVER-PRE	46.5048	150595
Scenario1	100Y024H	BNDRY-RIVER-PRE	46.7547	150616
Scenario1	100Y024H	BNDRY-RIVER-PRE	47.0047	150634
Scenario1	100Y024H	BNDRY-RIVER-PRE	47.2547	150650
Scenario1	100Y024H	BNDRY-RIVER-PRE	47.5047	150667
Scenario1	100Y024H	BNDRY-RIVER-PRE	47.7547	150683
Scenario1	100Y024H	BNDRY-RIVER-PRE	48.0047	150699
Scenario1	100Y024H	BNDRY-RIVER-PRE	48.2547	150714
Scenario1	100Y024H	BNDRY-RIVER-PRE	48.5047	150730
Scenario1	100Y024H	BNDRY-RIVER-PRE	48.7547	150745
Scenario1	100Y024H	BNDRY-RIVER-PRE	49.0047	150760
Scenario1	100Y024H	BNDRY-RIVER-PRE	49.2547	150774
Scenario1	100Y024H	BNDRY-RIVER-PRE	49.5047	150789
Scenario1	100Y024H	BNDRY-RIVER-PRE	49.7547	150803
Scenario1	100Y024H	BNDRY-RIVER-PRE	50.0047	150816
Scenario1	100Y024H	BNDRY-RIVER-PRE	50.2547	150830
Scenario1	100Y024H	BNDRY-RIVER-PRE	50.5047	150843
Scenario1	100Y024H	BNDRY-RIVER-PRE	50.7572	150856
Scenario1	100Y024H	BNDRY-RIVER-PRE	51.0014	150869

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	51.2547	150883
Scenario1	100Y024H	BNDRY-RIVER-PRE	51.5039	150896
Scenario1	100Y024H	BNDRY-RIVER-PRE	51.7530	150909
Scenario1	100Y024H	BNDRY-RIVER-PRE	52.0047	150922
Scenario1	100Y024H	BNDRY-RIVER-PRE	52.2547	150934
Scenario1	100Y024H	BNDRY-RIVER-PRE	52.5047	150947
Scenario1	100Y024H	BNDRY-RIVER-PRE	52.7564	150959
Scenario1	100Y024H	BNDRY-RIVER-PRE	53.0014	150971
Scenario1	100Y024H	BNDRY-RIVER-PRE	53.2547	150984
Scenario1	100Y024H	BNDRY-RIVER-PRE	53.5047	150996
Scenario1	100Y024H	BNDRY-RIVER-PRE	53.7514	151008
Scenario1	100Y024H	BNDRY-RIVER-PRE	54.0064	151020
Scenario1	100Y024H	BNDRY-RIVER-PRE	54.2547	151031
Scenario1	100Y024H	BNDRY-RIVER-PRE	54.5047	151043
Scenario1	100Y024H	BNDRY-RIVER-PRE	54.7547	151054
Scenario1	100Y024H	BNDRY-RIVER-PRE	55.0047	151065
Scenario1	100Y024H	BNDRY-RIVER-PRE	55.2522	151076
Scenario1	100Y024H	BNDRY-RIVER-PRE	55.5047	151087
Scenario1	100Y024H	BNDRY-RIVER-PRE	55.7530	151098
Scenario1	100Y024H	BNDRY-RIVER-PRE	56.0003	151108
Scenario1	100Y024H	BNDRY-RIVER-PRE	56.2528	151119
Scenario1	100Y024H	BNDRY-RIVER-PRE	56.5020	151129
Scenario1	100Y024H	BNDRY-RIVER-PRE	56.7559	151140
Scenario1	100Y024H	BNDRY-RIVER-PRE	57.0015	151150
Scenario1	100Y024H	BNDRY-RIVER-PRE	57.2519	151159
Scenario1	100Y024H	BNDRY-RIVER-PRE	57.5073	151169
Scenario1	100Y024H	BNDRY-RIVER-PRE	57.7551	151179
Scenario1	100Y024H	BNDRY-RIVER-PRE	58.0047	151189
Scenario1	100Y024H	BNDRY-RIVER-PRE	58.2547	151198
Scenario1	100Y024H	BNDRY-RIVER-PRE	58.5002	151208
Scenario1	100Y024H	BNDRY-RIVER-PRE	58.7541	151217
Scenario1	100Y024H	BNDRY-RIVER-PRE	59.0073	151226
Scenario1	100Y024H	BNDRY-RIVER-PRE	59.2543	151235
Scenario1	100Y024H	BNDRY-RIVER-PRE	59.5021	151244
Scenario1	100Y024H	BNDRY-RIVER-PRE	59.7515	151253
Scenario1	100Y024H	BNDRY-RIVER-PRE	60.0056	151262
Scenario1	100Y024H	BNDRY-RIVER-PRE	60.2521	151271
Scenario1	100Y024H	BNDRY-RIVER-PRE	60.5035	151280
Scenario1	100Y024H	BNDRY-RIVER-PRE	60.7531	151288
Scenario1	100Y024H	BNDRY-RIVER-PRE	61.0009	151297
Scenario1	100Y024H	BNDRY-RIVER-PRE	61.2560	151305

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	61.5019	151313
Scenario1	100Y024H	BNDRY-RIVER-PRE	61.7523	151322
Scenario1	100Y024H	BNDRY-RIVER-PRE	62.0080	151330
Scenario1	100Y024H	BNDRY-RIVER-PRE	62.2514	151338
Scenario1	100Y024H	BNDRY-RIVER-PRE	62.5065	151347
Scenario1	100Y024H	BNDRY-RIVER-PRE	62.7565	151355
Scenario1	100Y024H	BNDRY-RIVER-PRE	63.0065	151363
Scenario1	100Y024H	BNDRY-RIVER-PRE	63.2565	151370
Scenario1	100Y024H	BNDRY-RIVER-PRE	63.5065	151379
Scenario1	100Y024H	BNDRY-RIVER-PRE	63.7565	151387
Scenario1	100Y024H	BNDRY-RIVER-PRE	64.0065	151394
Scenario1	100Y024H	BNDRY-RIVER-PRE	64.2565	151402
Scenario1	100Y024H	BNDRY-RIVER-PRE	64.5065	151410
Scenario1	100Y024H	BNDRY-RIVER-PRE	64.7565	151418
Scenario1	100Y024H	BNDRY-RIVER-PRE	65.0065	151425
Scenario1	100Y024H	BNDRY-RIVER-PRE	65.2565	151433
Scenario1	100Y024H	BNDRY-RIVER-PRE	65.5065	151440
Scenario1	100Y024H	BNDRY-RIVER-PRE	65.7565	151448
Scenario1	100Y024H	BNDRY-RIVER-PRE	66.0065	151455
Scenario1	100Y024H	BNDRY-RIVER-PRE	66.2565	151462
Scenario1	100Y024H	BNDRY-RIVER-PRE	66.5065	151469
Scenario1	100Y024H	BNDRY-RIVER-PRE	66.7565	151476
Scenario1	100Y024H	BNDRY-RIVER-PRE	67.0065	151483
Scenario1	100Y024H	BNDRY-RIVER-PRE	67.2565	151490
Scenario1	100Y024H	BNDRY-RIVER-PRE	67.5065	151497
Scenario1	100Y024H	BNDRY-RIVER-PRE	67.7565	151504
Scenario1	100Y024H	BNDRY-RIVER-PRE	68.0065	151511
Scenario1	100Y024H	BNDRY-RIVER-PRE	68.2565	151518
Scenario1	100Y024H	BNDRY-RIVER-PRE	68.5065	151524
Scenario1	100Y024H	BNDRY-RIVER-PRE	68.7565	151531
Scenario1	100Y024H	BNDRY-RIVER-PRE	69.0065	151538
Scenario1	100Y024H	BNDRY-RIVER-PRE	69.2565	151545
Scenario1	100Y024H	BNDRY-RIVER-PRE	69.5065	151551
Scenario1	100Y024H	BNDRY-RIVER-PRE	69.7565	151558
Scenario1	100Y024H	BNDRY-RIVER-PRE	70.0065	151565
Scenario1	100Y024H	BNDRY-RIVER-PRE	70.2565	151572
Scenario1	100Y024H	BNDRY-RIVER-PRE	70.5065	151579
Scenario1	100Y024H	BNDRY-RIVER-PRE	70.7565	151586
Scenario1	100Y024H	BNDRY-RIVER-PRE	71.0065	151592
Scenario1	100Y024H	BNDRY-RIVER-PRE	71.2565	151599
Scenario1	100Y024H	BNDRY-RIVER-PRE	71.5065	151605

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	71.7565	151612
Scenario1	100Y024H	BNDRY-RIVER-PRE	72.0065	151618
Scenario1	100Y024H	BNDRY-RIVER-PRE	72.2565	151625
Scenario1	100Y024H	BNDRY-RIVER-PRE	72.5065	151631
Scenario1	100Y024H	BNDRY-RIVER-PRE	72.7565	151637
Scenario1	100Y024H	BNDRY-RIVER-PRE	73.0065	151644
Scenario1	100Y024H	BNDRY-RIVER-PRE	73.2565	151650
Scenario1	100Y024H	BNDRY-RIVER-PRE	73.5065	151656
Scenario1	100Y024H	BNDRY-RIVER-PRE	73.7565	151662
Scenario1	100Y024H	BNDRY-RIVER-PRE	74.0065	151668
Scenario1	100Y024H	BNDRY-RIVER-PRE	74.2565	151674
Scenario1	100Y024H	BNDRY-RIVER-PRE	74.5065	151679
Scenario1	100Y024H	BNDRY-RIVER-PRE	74.7565	151685
Scenario1	100Y024H	BNDRY-RIVER-PRE	75.0065	151691
Scenario1	100Y024H	BNDRY-RIVER-PRE	75.2565	151696
Scenario1	100Y024H	BNDRY-RIVER-PRE	75.5065	151702
Scenario1	100Y024H	BNDRY-RIVER-PRE	75.7565	151707
Scenario1	100Y024H	BNDRY-RIVER-PRE	76.0065	151713
Scenario1	100Y024H	BNDRY-RIVER-PRE	76.2565	151718
Scenario1	100Y024H	BNDRY-RIVER-PRE	76.5065	151723
Scenario1	100Y024H	BNDRY-RIVER-PRE	76.7565	151729
Scenario1	100Y024H	BNDRY-RIVER-PRE	77.0065	151734
Scenario1	100Y024H	BNDRY-RIVER-PRE	77.2565	151739
Scenario1	100Y024H	BNDRY-RIVER-PRE	77.5065	151744
Scenario1	100Y024H	BNDRY-RIVER-PRE	77.7565	151749
Scenario1	100Y024H	BNDRY-RIVER-PRE	78.0065	151754
Scenario1	100Y024H	BNDRY-RIVER-PRE	78.2565	151758
Scenario1	100Y024H	BNDRY-RIVER-PRE	78.5065	151763
Scenario1	100Y024H	BNDRY-RIVER-PRE	78.7565	151768
Scenario1	100Y024H	BNDRY-RIVER-PRE	79.0065	151772
Scenario1	100Y024H	BNDRY-RIVER-PRE	79.2565	151777
Scenario1	100Y024H	BNDRY-RIVER-PRE	79.5065	151781
Scenario1	100Y024H	BNDRY-RIVER-PRE	79.7565	151786
Scenario1	100Y024H	BNDRY-RIVER-PRE	80.0065	151790
Scenario1	100Y024H	BNDRY-RIVER-PRE	80.2565	151794
Scenario1	100Y024H	BNDRY-RIVER-PRE	80.5065	151798
Scenario1	100Y024H	BNDRY-RIVER-PRE	80.7565	151802
Scenario1	100Y024H	BNDRY-RIVER-PRE	81.0065	151806
Scenario1	100Y024H	BNDRY-RIVER-PRE	81.2565	151810
Scenario1	100Y024H	BNDRY-RIVER-PRE	81.5065	151814
Scenario1	100Y024H	BNDRY-RIVER-PRE	81.7565	151818

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	82.0065	151822
Scenario1	100Y024H	BNDRY-RIVER-PRE	82.2565	151826
Scenario1	100Y024H	BNDRY-RIVER-PRE	82.5065	151830
Scenario1	100Y024H	BNDRY-RIVER-PRE	82.7565	151834
Scenario1	100Y024H	BNDRY-RIVER-PRE	83.0065	151837
Scenario1	100Y024H	BNDRY-RIVER-PRE	83.2565	151841
Scenario1	100Y024H	BNDRY-RIVER-PRE	83.5065	151845
Scenario1	100Y024H	BNDRY-RIVER-PRE	83.7565	151849
Scenario1	100Y024H	BNDRY-RIVER-PRE	84.0065	151852
Scenario1	100Y024H	BNDRY-RIVER-PRE	84.2565	151856
Scenario1	100Y024H	BNDRY-RIVER-PRE	84.5065	151860
Scenario1	100Y024H	BNDRY-RIVER-PRE	84.7565	151863
Scenario1	100Y024H	BNDRY-RIVER-PRE	85.0065	151867
Scenario1	100Y024H	BNDRY-RIVER-PRE	85.2565	151870
Scenario1	100Y024H	BNDRY-RIVER-PRE	85.5065	151874
Scenario1	100Y024H	BNDRY-RIVER-PRE	85.7565	151877
Scenario1	100Y024H	BNDRY-RIVER-PRE	86.0065	151881
Scenario1	100Y024H	BNDRY-RIVER-PRE	86.2565	151884
Scenario1	100Y024H	BNDRY-RIVER-PRE	86.5065	151887
Scenario1	100Y024H	BNDRY-RIVER-PRE	86.7565	151891
Scenario1	100Y024H	BNDRY-RIVER-PRE	87.0065	151894
Scenario1	100Y024H	BNDRY-RIVER-PRE	87.2565	151897
Scenario1	100Y024H	BNDRY-RIVER-PRE	87.5065	151901
Scenario1	100Y024H	BNDRY-RIVER-PRE	87.7565	151904
Scenario1	100Y024H	BNDRY-RIVER-PRE	88.0065	151907
Scenario1	100Y024H	BNDRY-RIVER-PRE	88.2565	151910
Scenario1	100Y024H	BNDRY-RIVER-PRE	88.5065	151914
Scenario1	100Y024H	BNDRY-RIVER-PRE	88.7565	151917
Scenario1	100Y024H	BNDRY-RIVER-PRE	89.0065	151920
Scenario1	100Y024H	BNDRY-RIVER-PRE	89.2565	151923
Scenario1	100Y024H	BNDRY-RIVER-PRE	89.5065	151926
Scenario1	100Y024H	BNDRY-RIVER-PRE	89.7565	151929
Scenario1	100Y024H	BNDRY-RIVER-PRE	90.0065	151932
Scenario1	100Y024H	BNDRY-RIVER-PRE	90.2565	151935
Scenario1	100Y024H	BNDRY-RIVER-PRE	90.5065	151938
Scenario1	100Y024H	BNDRY-RIVER-PRE	90.7565	151941
Scenario1	100Y024H	BNDRY-RIVER-PRE	91.0065	151944
Scenario1	100Y024H	BNDRY-RIVER-PRE	91.2565	151947
Scenario1	100Y024H	BNDRY-RIVER-PRE	91.5065	151950
Scenario1	100Y024H	BNDRY-RIVER-PRE	91.7565	151953
Scenario1	100Y024H	BNDRY-RIVER-PRE	92.0065	151956

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	92.2565	151959
Scenario1	100Y024H	BNDRY-RIVER-PRE	92.5065	151962
Scenario1	100Y024H	BNDRY-RIVER-PRE	92.7565	151965
Scenario1	100Y024H	BNDRY-RIVER-PRE	93.0065	151967
Scenario1	100Y024H	BNDRY-RIVER-PRE	93.2565	151970
Scenario1	100Y024H	BNDRY-RIVER-PRE	93.5065	151973
Scenario1	100Y024H	BNDRY-RIVER-PRE	93.7565	151976
Scenario1	100Y024H	BNDRY-RIVER-PRE	94.0065	151979
Scenario1	100Y024H	BNDRY-RIVER-PRE	94.2565	151981
Scenario1	100Y024H	BNDRY-RIVER-PRE	94.5065	151984
Scenario1	100Y024H	BNDRY-RIVER-PRE	94.7565	151987
Scenario1	100Y024H	BNDRY-RIVER-PRE	95.0065	151989
Scenario1	100Y024H	BNDRY-RIVER-PRE	95.2565	151992
Scenario1	100Y024H	BNDRY-RIVER-PRE	95.5065	151995
Scenario1	100Y024H	BNDRY-RIVER-PRE	95.7565	151997
Scenario1	100Y024H	BNDRY-RIVER-PRE	96.0065	152000
Scenario1	100Y024H	BNDRY-RIVER-PRE	96.2565	152003
Scenario1	100Y024H	BNDRY-RIVER-PRE	96.5065	152005
Scenario1	100Y024H	BNDRY-RIVER-PRE	96.7565	152008
Scenario1	100Y024H	BNDRY-RIVER-PRE	97.0065	152010
Scenario1	100Y024H	BNDRY-RIVER-PRE	97.2565	152013
Scenario1	100Y024H	BNDRY-RIVER-PRE	97.5065	152015
Scenario1	100Y024H	BNDRY-RIVER-PRE	97.7565	152018
Scenario1	100Y024H	BNDRY-RIVER-PRE	98.0065	152020
Scenario1	100Y024H	BNDRY-RIVER-PRE	98.2565	152023
Scenario1	100Y024H	BNDRY-RIVER-PRE	98.5065	152025
Scenario1	100Y024H	BNDRY-RIVER-PRE	98.7565	152028
Scenario1	100Y024H	BNDRY-RIVER-PRE	99.0065	152030
Scenario1	100Y024H	BNDRY-RIVER-PRE	99.2565	152033
Scenario1	100Y024H	BNDRY-RIVER-PRE	99.5065	152035
Scenario1	100Y024H	BNDRY-RIVER-PRE	99.7565	152037
Scenario1	100Y024H	BNDRY-RIVER-PRE	100.0065	152040
Scenario1	100Y024H	BNDRY-RIVER-PRE	100.2565	152042
Scenario1	100Y024H	BNDRY-RIVER-PRE	100.5065	152044
Scenario1	100Y024H	BNDRY-RIVER-PRE	100.7565	152047
Scenario1	100Y024H	BNDRY-RIVER-PRE	101.0065	152049
Scenario1	100Y024H	BNDRY-RIVER-PRE	101.2565	152051
Scenario1	100Y024H	BNDRY-RIVER-PRE	101.5065	152054
Scenario1	100Y024H	BNDRY-RIVER-PRE	101.7565	152056
Scenario1	100Y024H	BNDRY-RIVER-PRE	102.0065	152058
Scenario1	100Y024H	BNDRY-RIVER-PRE	102.2565	152060

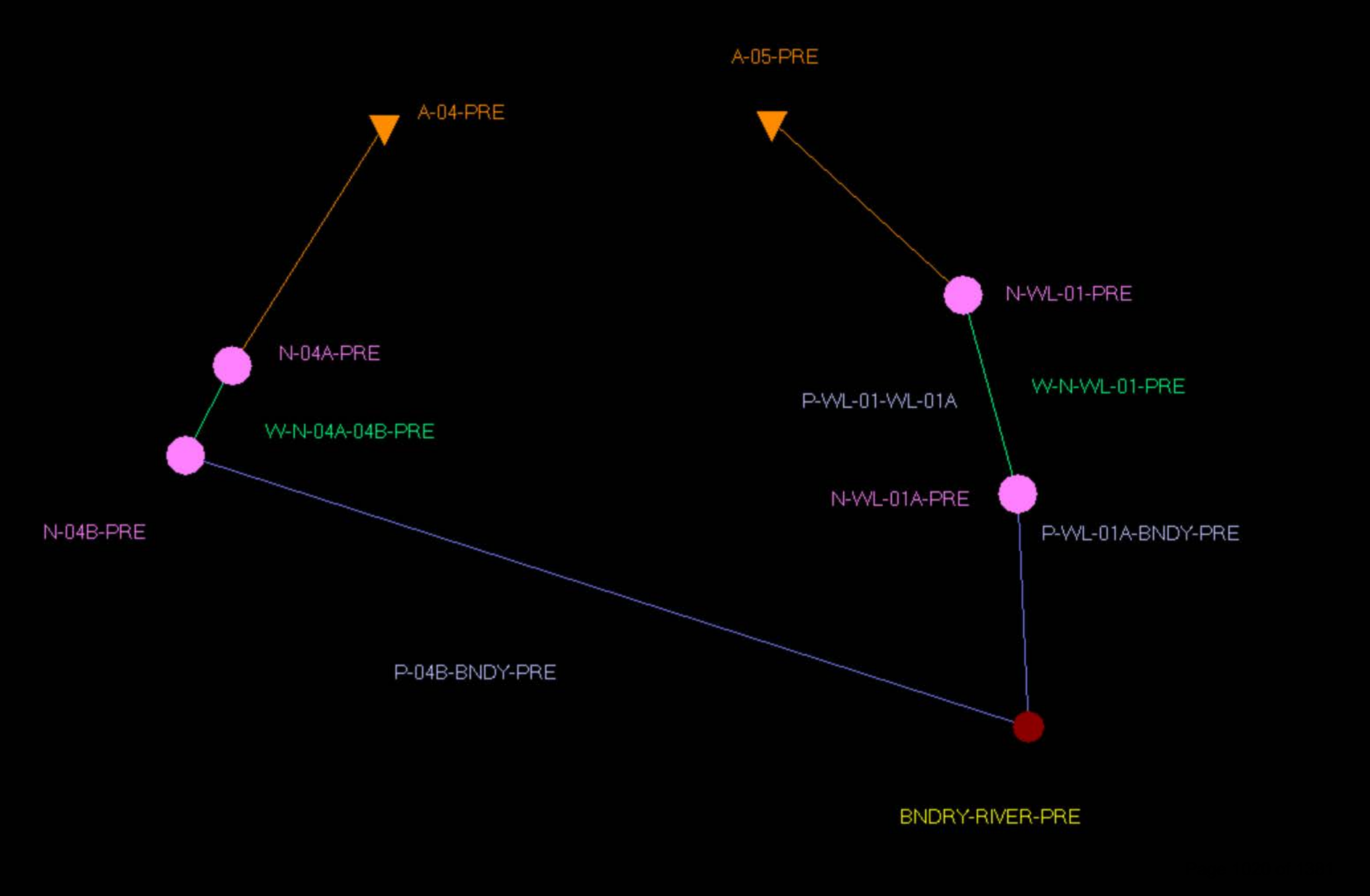
Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	102.5065	152063
Scenario1	100Y024H	BNDRY-RIVER-PRE	102.7565	152065
Scenario1	100Y024H	BNDRY-RIVER-PRE	103.0065	152067
Scenario1	100Y024H	BNDRY-RIVER-PRE	103.2565	152069
Scenario1	100Y024H	BNDRY-RIVER-PRE	103.5065	152071
Scenario1	100Y024H	BNDRY-RIVER-PRE	103.7565	152074
Scenario1	100Y024H	BNDRY-RIVER-PRE	104.0065	152076
Scenario1	100Y024H	BNDRY-RIVER-PRE	104.2565	152078
Scenario1	100Y024H	BNDRY-RIVER-PRE	104.5065	152080
Scenario1	100Y024H	BNDRY-RIVER-PRE	104.7565	152082
Scenario1	100Y024H	BNDRY-RIVER-PRE	105.0065	152084
Scenario1	100Y024H	BNDRY-RIVER-PRE	105.2565	152086
Scenario1	100Y024H	BNDRY-RIVER-PRE	105.5065	152088
Scenario1	100Y024H	BNDRY-RIVER-PRE	105.7565	152090
Scenario1	100Y024H	BNDRY-RIVER-PRE	106.0065	152093
Scenario1	100Y024H	BNDRY-RIVER-PRE	106.2565	152095
Scenario1	100Y024H	BNDRY-RIVER-PRE	106.5065	152097
Scenario1	100Y024H	BNDRY-RIVER-PRE	106.7565	152099
Scenario1	100Y024H	BNDRY-RIVER-PRE	107.0065	152101
Scenario1	100Y024H	BNDRY-RIVER-PRE	107.2565	152103
Scenario1	100Y024H	BNDRY-RIVER-PRE	107.5065	152105
Scenario1	100Y024H	BNDRY-RIVER-PRE	107.7565	152106
Scenario1	100Y024H	BNDRY-RIVER-PRE	108.0065	152108
Scenario1	100Y024H	BNDRY-RIVER-PRE	108.2565	152110
Scenario1	100Y024H	BNDRY-RIVER-PRE	108.5065	152112
Scenario1	100Y024H	BNDRY-RIVER-PRE	108.7565	152114
Scenario1	100Y024H	BNDRY-RIVER-PRE	109.0065	152116
Scenario1	100Y024H	BNDRY-RIVER-PRE	109.2565	152118
Scenario1	100Y024H	BNDRY-RIVER-PRE	109.5065	152120
Scenario1	100Y024H	BNDRY-RIVER-PRE	109.7565	152122
Scenario1	100Y024H	BNDRY-RIVER-PRE	110.0065	152124
Scenario1	100Y024H	BNDRY-RIVER-PRE	110.2565	152125
Scenario1	100Y024H	BNDRY-RIVER-PRE	110.5065	152127
Scenario1	100Y024H	BNDRY-RIVER-PRE	110.7565	152129
Scenario1	100Y024H	BNDRY-RIVER-PRE	111.0065	152131
Scenario1	100Y024H	BNDRY-RIVER-PRE	111.2565	152133
Scenario1	100Y024H	BNDRY-RIVER-PRE	111.5065	152134
Scenario1	100Y024H	BNDRY-RIVER-PRE	111.7565	152136
Scenario1	100Y024H	BNDRY-RIVER-PRE	112.0065	152138
Scenario1	100Y024H	BNDRY-RIVER-PRE	112.2565	152140
Scenario1	100Y024H	BNDRY-RIVER-PRE	112.5065	152142

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	112.7565	152143
Scenario1	100Y024H	BNDRY-RIVER-PRE	113.0065	152145
Scenario1	100Y024H	BNDRY-RIVER-PRE	113.2565	152147
Scenario1	100Y024H	BNDRY-RIVER-PRE	113.5065	152148
Scenario1	100Y024H	BNDRY-RIVER-PRE	113.7565	152150
Scenario1	100Y024H	BNDRY-RIVER-PRE	114.0065	152152
Scenario1	100Y024H	BNDRY-RIVER-PRE	114.2565	152153
Scenario1	100Y024H	BNDRY-RIVER-PRE	114.5065	152155
Scenario1	100Y024H	BNDRY-RIVER-PRE	114.7565	152157
Scenario1	100Y024H	BNDRY-RIVER-PRE	115.0065	152158
Scenario1	100Y024H	BNDRY-RIVER-PRE	115.2565	152160
Scenario1	100Y024H	BNDRY-RIVER-PRE	115.5065	152162
Scenario1	100Y024H	BNDRY-RIVER-PRE	115.7565	152163
Scenario1	100Y024H	BNDRY-RIVER-PRE	116.0065	152165
Scenario1	100Y024H	BNDRY-RIVER-PRE	116.2565	152167
Scenario1	100Y024H	BNDRY-RIVER-PRE	116.5065	152168
Scenario1	100Y024H	BNDRY-RIVER-PRE	116.7565	152170
Scenario1	100Y024H	BNDRY-RIVER-PRE	117.0065	152171
Scenario1	100Y024H	BNDRY-RIVER-PRE	117.2565	152173
Scenario1	100Y024H	BNDRY-RIVER-PRE	117.5065	152175
Scenario1	100Y024H	BNDRY-RIVER-PRE	117.7565	152176
Scenario1	100Y024H	BNDRY-RIVER-PRE	118.0065	152178
Scenario1	100Y024H	BNDRY-RIVER-PRE	118.2565	152179
Scenario1	100Y024H	BNDRY-RIVER-PRE	118.5065	152181
Scenario1	100Y024H	BNDRY-RIVER-PRE	118.7565	152182
Scenario1	100Y024H	BNDRY-RIVER-PRE	119.0065	152184
Scenario1	100Y024H	BNDRY-RIVER-PRE	119.2565	152185
Scenario1	100Y024H	BNDRY-RIVER-PRE	119.5065	152187
Scenario1	100Y024H	BNDRY-RIVER-PRE	119.7565	152188
Scenario1	100Y024H	BNDRY-RIVER-PRE	120.0065	152190
Scenario1	100Y024H	BNDRY-RIVER-PRE	120.2565	152191
Scenario1	100Y024H	BNDRY-RIVER-PRE	120.5065	152193
Scenario1	100Y024H	BNDRY-RIVER-PRE	120.7565	152194
Scenario1	100Y024H	BNDRY-RIVER-PRE	121.0065	152196
Scenario1	100Y024H	BNDRY-RIVER-PRE	121.2565	152197
Scenario1	100Y024H	BNDRY-RIVER-PRE	121.5065	152199
Scenario1	100Y024H	BNDRY-RIVER-PRE	121.7565	152200
Scenario1	100Y024H	BNDRY-RIVER-PRE	122.0065	152201
Scenario1	100Y024H	BNDRY-RIVER-PRE	122.2565	152203
Scenario1	100Y024H	BNDRY-RIVER-PRE	122.5065	152204
Scenario1	100Y024H	BNDRY-RIVER-PRE	122.7565	152206

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	123.0065	152207
Scenario1	100Y024H	BNDRY-RIVER-PRE	123.2565	152208
Scenario1	100Y024H	BNDRY-RIVER-PRE	123.5065	152210
Scenario1	100Y024H	BNDRY-RIVER-PRE	123.7565	152211
Scenario1	100Y024H	BNDRY-RIVER-PRE	124.0065	152213
Scenario1	100Y024H	BNDRY-RIVER-PRE	124.2565	152214
Scenario1	100Y024H	BNDRY-RIVER-PRE	124.5065	152215
Scenario1	100Y024H	BNDRY-RIVER-PRE	124.7565	152215
Scenario1	100Y024H	BNDRY-RIVER-PRE	125.0065	152216
Scenario1	100Y024H	BNDRY-RIVER-PRE	125.2565	152216
Scenario1	100Y024H	BNDRY-RIVER-PRE	125.5065	152217
Scenario1	100Y024H	BNDRY-RIVER-PRE	125.7565	152217
Scenario1	100Y024H	BNDRY-RIVER-PRE	126.0065	152218
Scenario1	100Y024H	BNDRY-RIVER-PRE	126.2565	152218
Scenario1	100Y024H	BNDRY-RIVER-PRE	126.5065	152219
Scenario1	100Y024H	BNDRY-RIVER-PRE	126.7565	152219
Scenario1	100Y024H	BNDRY-RIVER-PRE	127.0065	152220
Scenario1	100Y024H	BNDRY-RIVER-PRE	127.2565	152220
Scenario1	100Y024H	BNDRY-RIVER-PRE	127.5065	152221
Scenario1	100Y024H	BNDRY-RIVER-PRE	127.7565	152221
Scenario1	100Y024H	BNDRY-RIVER-PRE	128.0065	152222
Scenario1	100Y024H	BNDRY-RIVER-PRE	128.2565	152222
Scenario1	100Y024H	BNDRY-RIVER-PRE	128.5065	152223
Scenario1	100Y024H	BNDRY-RIVER-PRE	128.7565	152223
Scenario1	100Y024H	BNDRY-RIVER-PRE	129.0065	152224
Scenario1	100Y024H	BNDRY-RIVER-PRE	129.2565	152224
Scenario1	100Y024H	BNDRY-RIVER-PRE	129.5065	152225
Scenario1	100Y024H	BNDRY-RIVER-PRE	129.7565	152225
Scenario1	100Y024H	BNDRY-RIVER-PRE	130.0065	152226
Scenario1	100Y024H	BNDRY-RIVER-PRE	130.2565	152226
Scenario1	100Y024H	BNDRY-RIVER-PRE	130.5065	152227
Scenario1	100Y024H	BNDRY-RIVER-PRE	130.7565	152227
Scenario1	100Y024H	BNDRY-RIVER-PRE	131.0065	152228
Scenario1	100Y024H	BNDRY-RIVER-PRE	131.2565	152228
Scenario1	100Y024H	BNDRY-RIVER-PRE	131.5065	152229
Scenario1	100Y024H	BNDRY-RIVER-PRE	131.7565	152229
Scenario1	100Y024H	BNDRY-RIVER-PRE	132.0065	152230
Scenario1	100Y024H	BNDRY-RIVER-PRE	132.2565	152230
Scenario1	100Y024H	BNDRY-RIVER-PRE	132.5065	152231
Scenario1	100Y024H	BNDRY-RIVER-PRE	132.7565	152231
Scenario1	100Y024H	BNDRY-RIVER-PRE	133.0065	152232

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	133.2565	152232
Scenario1	100Y024H	BNDRY-RIVER-PRE	133.5065	152233
Scenario1	100Y024H	BNDRY-RIVER-PRE	133.7565	152233
Scenario1	100Y024H	BNDRY-RIVER-PRE	134.0065	152234
Scenario1	100Y024H	BNDRY-RIVER-PRE	134.2565	152234
Scenario1	100Y024H	BNDRY-RIVER-PRE	134.5065	152235
Scenario1	100Y024H	BNDRY-RIVER-PRE	134.7565	152235
Scenario1	100Y024H	BNDRY-RIVER-PRE	135.0065	152235
Scenario1	100Y024H	BNDRY-RIVER-PRE	135.2565	152236
Scenario1	100Y024H	BNDRY-RIVER-PRE	135.5065	152236
Scenario1	100Y024H	BNDRY-RIVER-PRE	135.7565	152237
Scenario1	100Y024H	BNDRY-RIVER-PRE	136.0065	152237
Scenario1	100Y024H	BNDRY-RIVER-PRE	136.2565	152238
Scenario1	100Y024H	BNDRY-RIVER-PRE	136.5065	152238
Scenario1	100Y024H	BNDRY-RIVER-PRE	136.7565	152239
Scenario1	100Y024H	BNDRY-RIVER-PRE	137.0065	152239
Scenario1	100Y024H	BNDRY-RIVER-PRE	137.2565	152240
Scenario1	100Y024H	BNDRY-RIVER-PRE	137.5065	152240
Scenario1	100Y024H	BNDRY-RIVER-PRE	137.7565	152241
Scenario1	100Y024H	BNDRY-RIVER-PRE	138.0065	152241
Scenario1	100Y024H	BNDRY-RIVER-PRE	138.2565	152241
Scenario1	100Y024H	BNDRY-RIVER-PRE	138.5065	152242
Scenario1	100Y024H	BNDRY-RIVER-PRE	138.7565	152242
Scenario1	100Y024H	BNDRY-RIVER-PRE	139.0065	152243
Scenario1	100Y024H	BNDRY-RIVER-PRE	139.2565	152243
Scenario1	100Y024H	BNDRY-RIVER-PRE	139.5065	152244
Scenario1	100Y024H	BNDRY-RIVER-PRE	139.7565	152244
Scenario1	100Y024H	BNDRY-RIVER-PRE	140.0065	152245
Scenario1	100Y024H	BNDRY-RIVER-PRE	140.2565	152245
Scenario1	100Y024H	BNDRY-RIVER-PRE	140.5065	152246
Scenario1	100Y024H	BNDRY-RIVER-PRE	140.7565	152246
Scenario1	100Y024H	BNDRY-RIVER-PRE	141.0065	152246
Scenario1	100Y024H	BNDRY-RIVER-PRE	141.2565	152247
Scenario1	100Y024H	BNDRY-RIVER-PRE	141.5065	152247
Scenario1	100Y024H	BNDRY-RIVER-PRE	141.7565	152248
Scenario1	100Y024H	BNDRY-RIVER-PRE	142.0065	152248
Scenario1	100Y024H	BNDRY-RIVER-PRE	142.2565	152249
Scenario1	100Y024H	BNDRY-RIVER-PRE	142.5065	152249
Scenario1	100Y024H	BNDRY-RIVER-PRE	142.7565	152250
Scenario1	100Y024H	BNDRY-RIVER-PRE	143.0065	152250
Scenario1	100Y024H	BNDRY-RIVER-PRE	143.2565	152250

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	143.5065	152251
Scenario1	100Y024H	BNDRY-RIVER-PRE	143.7565	152251
Scenario1	100Y024H	BNDRY-RIVER-PRE	144.0065	152252


A-05-PRE
A-04-PRE
N-WL-01-PRE
N-04A-PRE
W-N-WL-01-PRE
P-WL-01-WL-01A
W-N-04A-04B-PRE
N-WL-01A-PRE
N-04B-PRE
P-WL-01A-BNDY-PRE
P-04B-BNDY-PRE
BNDRY-RIVER-PRE

Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.7200 ac
Curve Number:	57.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment: PRE-BASIN A-06-PRE

Simple Basin: A-04-PRE

Scenario:	Scenario1
Node:	N-04A-PRE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	1.3100 ac
Curve Number:	89.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: A-05-PRE

Scenario:	Scenario1
Node:	N-WL-01-PRE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	24.0000 min
Max Allowable Q:	99999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	1.7300 ac
Curve Number:	89.0

Ia/S: 0.00
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Node: BNDRY-RIVER-PST

Scenario: OFF
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: -0.30 ft
Warning Stage: 3.00 ft
Alert Stage: 3.00 ft
Boundary Stage: BNDRY-RIVER-PST

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	-0.70
0	0	0	10.0000	-0.20
0	0	0	12.0000	0.90
0	0	0	24.0000	-0.20
0	0	0	36.0000	0.50

Comment: Mean Sea Level, MSL = -0.7-ft per NOAA Tidal information at Titusville Station 8721456, -0.7-ft NAVD88.

Per FIS FEMA Brevard County Report 10-YR Event Stage is 0.9-ft NAVD88.

Node: N-02-PRE

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.45 ft
Warning Stage: 5.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.50	0.0010	44
4.45	0.0010	44

Comment: Receiving Node at Channel for upgradient woods

Node: N-02-PST

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.45 ft
Warning Stage: 5.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.00	0.0010	44
4.45	0.0010	44

Comment: RECEIVING NODE EXIST. DITCH UPGRADIENT WOODS

Node: N-02A-PRE

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.82 ft
Warning Stage: 3.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.50	0.0010	44
2.82	0.0010	44

Comment: RECEIVING NODE DITCH OUTFALL PIPE TO DS-4

Node: N-02A-PST

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.82 ft
Warning Stage: 3.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.50	0.0010	44
2.82	0.0010	44

Comment: RECEIVING DITCH NODE EXIST. PIPE CONNECTION OUTFALL TO DS-4

Node: N-02B-PRE

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 0.18 ft
Warning Stage: 3.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.00	0.0090	392
2.54	0.0003	13
0.18	0.0003	13

Comment: EXIST. STR DS-4 ON DIXON BLVD.

Node: N-02B-PST

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 0.18 ft
Warning Stage: 3.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.00	0.0090	392
2.54	0.0003	13
0.18	0.0003	13

Comment: EXIST. DS-4 ON DIXON BLVD

Node: N-03-PRE

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.83 ft
Warning Stage: 6.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
6.00	0.2000	8712
5.00	0.1100	4792
4.00	0.0800	3485
3.83	0.0100	436

Comment: RECEIVING EXIST. DITCH AREA NODE FROM UPGRADIENT FLOW - WOODS AREA

Node: N-03-PST

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.83 ft
Warning Stage: 6.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
6.00	0.2000	8712
5.00	0.1100	4792
4.00	0.0800	3485
3.83	0.0100	436

Comment: RECEIVING EXIST. DITCH NODE FROM UPGRADIENT FLOW -
WOODS AREA

Node: N-04-PST

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: -0.31 ft
Warning Stage: 3.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.50	0.1000	4356
3.00	0.0003	13
-0.31	0.0003	13

Comment: RECEIVING NODE DS-8 INLET ON INDIAN RIVER ROAD
TOP OF CURB 3.5

Node: N-05-PRE

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.18 ft
Warning Stage: 4.00 ft

Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
4.00	0.0010	44
2.18	0.0010	44

Comment: EXIST. NORTHERN DITCH SYSTEM, INDIAN HILL SUBD

Node: N-05-PST

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.60 ft
Warning Stage: 5.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.00	1.4500	63162
4.00	0.9000	39204
3.00	0.3000	13068
2.60	0.0700	3049

Comment: New S-19 FOR BY-PASS
GRATE EL = 3.0 (RETAINING WALL -
(PRESERVATION AREAS CONTOUR EL. 3 TO 5)
EXISTING GRADES WEST ALONG WALL 2.60 TO REMAIN

Node: N-05A-PST

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.60 ft
Warning Stage: 5.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.00	0.8000	34848
4.00	0.5000	21780
3.00	0.2000	8712
2.60	0.0500	2178

Comment: BY-PASS STRUCTURE S-23 AND S-24 SYSTEM
TOP OF GRATE EL. 3.0 (RETAINING WALL - PRESERVATION AREAS CONTOUR EL. 3 TO 5. EXISTING GRADES WEST ALONG WALL 2.60 TO REMAIN

Node: N-06-PRE

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: -0.02 ft
Warning Stage: 2.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.00	0.0010	44
1.04	0.0003	13
-0.02	0.0003	13

Comment: Receiving DS9 at Indian River Drive

Node: N-08-PST

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: -0.30 ft
Warning Stage: 5.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.00	0.0003	13
-0.30	0.0003	13

Comment: NEW DRAINAGE STRUCTURE RECEIVING NODE S-21

Node: N-10-PST

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.18 ft
Warning Stage: 4.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
4.00	0.0010	44
2.18	0.0010	44

Comment: EXIST. NORTHERN DITCH SYSTEM, INDIAN HILL SUBD.

Node: N-11-PST

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: -0.02 ft
Warning Stage: 2.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.00	0.0010	44
1.04	0.0003	13
-0.02	0.0003	13

Comment: EXIST. RECEIVING NODE DS9 at Indian River Drive
Surrounding areas el.2

Node: N-ECL-PRE

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 25.00 ft
Warning Stage: 32.00 ft
Alert Stage: 32.00 ft

Stage [ft]	Area [ac]	Area [ft2]
32.00	0.4450	19384
31.00	0.2900	12632
30.00	0.2490	10846
29.00	0.2190	9540
28.00	0.1860	8102
27.00	0.1420	6186
26.00	0.1030	4487
25.00	0.0670	2919

Comment: Reference to Existing Permit

Node: N-ECL-PST

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 25.00 ft
Warning Stage: 32.00 ft
Alert Stage: 32.00 ft

Stage [ft]	Area [ac]	Area [ft2]
32.00	0.4450	19384
31.00	0.2900	12632
30.00	0.2490	10846
29.00	0.2190	9540
28.00	0.1860	8102
27.00	0.1420	6186
26.00	0.1030	4487
25.00	0.0670	2919

Comment: Reference to Existing Permit

Node: N-SMF1-PST

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: -0.86 ft
Warning Stage: 2.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.50	0.0090	392
2.00	0.0003	13
-0.86	0.0003	13

Comment: NEW DRAINAGE STR S-28
(REPLACES DS-7)

Node: SMF-1

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: -2.00 ft
Warning Stage: 5.00 ft
Alert Stage: 5.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.00	0.3200	13939
4.60	0.2860	12458
4.00	0.2420	10542
3.85	0.2300	10019
3.00	0.1650	7187
2.90	0.0001	4
-2.00	0.0001	4

Comment: INCLUDES FRONT YARD SWALE LOTS 1 - 3;
REAR LOT SWALE 1 & 2.

Node: SMF-2

Scenario: OFF
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.00 ft
Warning Stage: 5.00 ft
Alert Stage: 5.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.00	0.3410	14854
4.00	0.2570	11195
3.00	0.1630	7100
2.00	0.0920	4008

Comment: INLCUDES FRONT YARD SWALES IN FRONT OF LOTS 4 - 7

Node: BNDRY-RIVER-PRE

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: -0.30 ft
Warning Stage: 3.00 ft
Alert Stage: 3.00 ft
Boundary Stage: BNDRY-RIVER-PRE

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	-0.70
0	0	0	10.0000	-0.20
0	0	0	12.0000	0.90
0	0	0	24.0000	-0.20
0	0	0	36.0000	0.50

Comment: Mean Sea Level, MSL = -0.7-ft per NOAA Tidal information at Titusville Station 8721456, -0.7-ft NAVD88.

Per FIS FEMA Brevard County Report 10-YR Event Stage is 0.9-ft NAVD88.

Node: N-04A-PRE

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 1.00 ft
Warning Stage: 2.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.50	0.6000	26136
2.00	0.4500	19602
1.00	0.0850	3703

Comment: DRAINS TO EXIST. DRAINAGE STR DS-7 ON DIXON BLVD
WETLAND AREA DISCHARGING DIRECTLY TO DIXON BLVD. SHWL = 1.95-FT, ASSUMED NORMAL WATER LEVEL IS APPROX. 1.0-FT

Node: N-04B-PRE

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: -0.86 ft
Warning Stage: 2.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.00	0.0015	65
1.08	0.0003	13
-0.86	0.0003	13

Comment: EXISTING DS7 ON DIXON BLVD. TOP 1.08-FT; INV. -0.86-FT

Node: N-WL-01-PRE

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 1.00 ft
Warning Stage: 3.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.00	2.4000	104544
2.00	1.4800	64469
1.00	0.3900	16988

Comment: WETLAND STORAGE DRAINS DIRECTLY TO INDIAN RIVER DR.M SHWL=1.95-FT, ASSUMED NORMAL WATER LEVELS IN WETLANDS APPROX. 1.0-FT

Node: N-WL-01A-PRE

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	-0.31 ft
Warning Stage:	3.50 ft
Alert Stage:	0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.50	0.1000	4356
3.00	0.0003	13
-0.31	0.0003	13

Comment: EXISTING STR DS8 ON INDIAN RIVER DRIVE
TOP OF CURB 3.5; INV.1.00-FT

Channel Link: CH-02-02A-PRE		Upstream		Downstream	
Scenario:	OFF	Invert:	4.45 ft	Invert:	2.82 ft
From Node:	N-02-PRE	Manning's N:	0.0300	Manning's N:	0.0300
To Node:	N-02A-PRE	Geometry: Trapezoidal		Geometry: Trapezoidal	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Extrapolation:	Normal	Extrapolation:	Normal
Damping:	0.0000 ft	Bottom Width:	6.00 ft	Bottom Width:	6.00 ft
Length:	220.00 ft	Left Slope:	2.000 (h:v)	Left Slope:	2.000 (h:v)
Contraction Coef:	0	Right Slope:	2.000 (h:v)	Right Slope:	2.000 (h:v)
Expansion Coef:	0	Bottom Clip			
Entr Loss Coef:	1	Default:	0.00 ft	Default:	0.00 ft
Exit Loss Coef:	1	Op Table:		Op Table:	
Bend Loss Coef:	0	Ref Node:		Ref Node:	
Bend Location:	0.00 dec	Manning's N:	0.0000	Manning's N:	0.0000
Energy Switch:	Energy	Top Clip			
		Default:	0.00 ft	Default:	0.00 ft
		Op Table:		Op Table:	
		Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Channel Link: CH-02-02A-PST	Upstream	Downstream

			Upstream		Downstream
Scenario:	OFF	Invert:	4.45 ft	Invert:	2.82 ft
From Node:	N-02-PST	Manning's N:	0.0300	Manning's N:	0.0300
To Node:	N-02A-PST	Geometry:	Trapezoidal	Geometry:	Trapezoidal
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Extrapolation:	Normal	Extrapolation:	Normal
Damping:	0.0000 ft	Bottom Width:	6.00 ft	Bottom Width:	6.00 ft
Length:	220.00 ft	Left Slope:	2.000 (h:v)	Left Slope:	2.000 (h:v)
Contraction Coef:	0	Right Slope:	2.000 (h:v)	Right Slope:	2.000 (h:v)
Expansion Coef:	0	Bottom Clip			
Entr Loss Coef:	1	Default:	0.00 ft	Default:	0.00 ft
Exit Loss Coef:	1	Op Table:		Op Table:	
Bend Loss Coef:	0	Ref Node:		Ref Node:	
Bend Location:	0.00 dec	Manning's N:	0.0000	Manning's N:	0.0000
Energy Switch:	Energy	Top Clip			
		Default:	0.00 ft	Default:	0.00 ft
		Op Table:		Op Table:	
		Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Channel Link: CH-03-07-PST			Upstream		Downstream
Scenario:	OFF	Invert:	3.83 ft	Invert:	2.50 ft
From Node:	N-03-PST	Manning's N:	0.0300	Manning's N:	0.0300
To Node:	N-05-PST	Geometry:	Trapezoidal	Geometry:	Trapezoidal
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Extrapolation:	Normal	Extrapolation:	Normal
Damping:	0.0000 ft	Bottom Width:	6.00 ft	Bottom Width:	6.00 ft
Length:	180.00 ft	Left Slope:	2.000 (h:v)	Left Slope:	2.000 (h:v)
Contraction Coef:	0	Right Slope:	2.000 (h:v)	Right Slope:	2.000 (h:v)
Expansion Coef:	0	Bottom Clip			
Entr Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Exit Loss Coef:	1	Op Table:		Op Table:	
Bend Loss Coef:	0	Ref Node:		Ref Node:	
Bend Location:	0.00 dec	Manning's N:	0.0000	Manning's N:	0.0000
Energy Switch:	Energy	Top Clip			
		Default:	0.00 ft	Default:	0.00 ft
		Op Table:		Op Table:	
		Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Channel Link: CH-03-WL-PRE			Upstream		Downstream
Scenario:	OFF	Invert:	3.83 ft	Invert:	3.00 ft
From Node:	N-03-PRE	Manning's N:	0.0300	Manning's N:	0.0300

		Upstream		Downstream	
To Node:	N-WL-01-PRE	Geometry: Trapezoidal		Geometry: Trapezoidal	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Extrapolation:	Normal	Extrapolation:	Normal
Damping:	0.0000 ft	Bottom Width:	5.00 ft	Bottom Width:	5.00 ft
Length:	20.00 ft	Left Slope:	2.000 (h:v)	Left Slope:	2.000 (h:v)
Contraction Coef:	0	Right Slope:	2.000 (h:v)	Right Slope:	2.000 (h:v)
Expansion Coef:	0	Bottom Clip			
Entr Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Exit Loss Coef:	1	Op Table:		Op Table:	
Bend Loss Coef:	0	Ref Node:		Ref Node:	
Bend Location:	0.00 dec	Manning's N:	0.0000	Manning's N:	0.0000
Energy Switch:	Energy	Top Clip			
		Default:	0.00 ft	Default:	0.00 ft
		Op Table:		Op Table:	
		Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Channel Link: CH-05-06-PRE		Upstream		Downstream	
Scenario:	OFF	Invert:	2.18 ft	Invert:	1.04 ft
From Node:	N-05-PRE	Manning's N:	0.0300	Manning's N:	0.0300
To Node:	N-06-PRE	Geometry: Trapezoidal		Geometry: Trapezoidal	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Extrapolation:	Normal	Extrapolation:	Normal
Damping:	0.0000 ft	Bottom Width:	6.00 ft	Bottom Width:	6.00 ft
Length:	195.00 ft	Left Slope:	2.000 (h:v)	Left Slope:	2.000 (h:v)
Contraction Coef:	0	Right Slope:	2.000 (h:v)	Right Slope:	2.000 (h:v)
Expansion Coef:	0	Bottom Clip			
Entr Loss Coef:	1	Default:	0.00 ft	Default:	0.00 ft
Exit Loss Coef:	1	Op Table:		Op Table:	
Bend Loss Coef:	0	Ref Node:		Ref Node:	
Bend Location:	0.00 dec	Manning's N:	0.0000	Manning's N:	0.0000
Energy Switch:	Energy	Top Clip			
		Default:	0.00 ft	Default:	0.00 ft
		Op Table:		Op Table:	
		Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Channel Link: CH-05-06-PST		Upstream		Downstream	
Scenario:	OFF	Invert:	2.18 ft	Invert:	1.04 ft
From Node:	N-10-PST	Manning's N:	0.0300	Manning's N:	0.0300
To Node:	N-11-PST	Geometry: Trapezoidal		Geometry: Trapezoidal	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft

Flow Direction:	Both	Extrapolation:	Normal	Extrapolation:	Normal
Damping:	0.0000 ft	Bottom Width:	6.00 ft	Bottom Width:	6.00 ft
Length:	195.00 ft	Left Slope:	2.000 (h:v)	Left Slope:	2.000 (h:v)
Contraction Coef:	0	Right Slope:	2.000 (h:v)	Right Slope:	2.000 (h:v)
Expansion Coef:	0	Bottom Clip			
Entr Loss Coef:	1	Default:	0.00 ft	Default:	0.00 ft
Exit Loss Coef:	1	Op Table:		Op Table:	
Bend Loss Coef:	0	Ref Node:		Ref Node:	
Bend Location:	0.00 dec	Manning's N:	0.0000	Manning's N:	0.0000
Energy Switch:	Energy	Top Clip			
		Default:	0.00 ft	Default:	0.00 ft
		Op Table:		Op Table:	
		Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Drop Structure Link: CS-SMF1		Upstream Pipe		Downstream Pipe	
Scenario:	OFF	Invert:	-0.30 ft	Invert:	-0.65 ft
From Node:	SMF-1	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-SMF1-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	40.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0	Op Table:		Op Table:	
Exit Loss Coef:	1	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component			
Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	4.60 ft	Op Table:	
Control Elevation:	4.60 ft	Ref Node:	
Max Depth:	0.30 ft	Discharge Coefficients	
Max Width:	4.00 ft	Weir Default:	3.200

Fillet:	0.00 ft

Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	4.90 ft
Control Elevation:	4.90 ft
Max Depth:	4.00 ft
Max Width:	6.50 ft
Fillet:	0.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	3
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	3.85 ft
Control Elevation:	3.85 ft
Max Depth:	0.75 ft
Max Width:	0.83 ft
Fillet:	0.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: CS-SMF2

Scenario:	OFF
From Node:	SMF-2
To Node:	BNDRY-RIVER-PST
Link Count:	1
Pipe Flow Direction:	Both

Upstream Pipe

Invert:	-1.50 ft
Manning's N:	0.0120

Geometry: Circular

Max Depth:	2.00 ft

Bottom Clip

Downstream Pipe

Invert:	-2.00 ft
Manning's N:	0.0120

Geometry: Circular

Max Depth:	2.00 ft

Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	60.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0	Op Table:		Op Table:	
Exit Loss Coef:	1	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component

Weir:	1
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	4.00 ft
Control Elevation:	4.00 ft
Max Depth:	0.90 ft
Max Width:	4.00 ft
Fillet:	0.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	4.90 ft
Control Elevation:	4.90 ft
Max Depth:	4.00 ft
Max Width:	6.50 ft
Fillet:	0.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	3
Weir Count:	1
Weir Flow Direction:	Both

Bottom Clip

Default:	0.00 ft
Op Table:	

Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	2.85 ft
Control Elevation:	2.85 ft
Max Depth:	0.23 ft

Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment: MIN. ORIFICE SIZE 2.75-IN = 0.23-FT

Drop Structure Comment:

Drop Structure Link: DS-19-05-PST		Upstream Pipe		Downstream Pipe	
Scenario:	OFF	Invert:	0.20 ft	Invert:	-0.30 ft
From Node:	N-05-PST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-08-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	0.83 ft	Max Depth:	0.83 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	206.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0	Op Table:		Op Table:	
Exit Loss Coef:	1	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component			
Weir:	1	Bottom Clip	
Weir Count:	2	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Horizontal	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	2.90 ft	Op Table:	
Control Elevation:	2.90 ft	Ref Node:	
Max Depth:	1.50 ft	Discharge Coefficients	
Max Width:	1.50 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	

Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: DS-23-05A-PST		Upstream Pipe		Downstream Pipe	
Scenario:	OFF	Invert:	1.20 ft	Invert:	0.00 ft
From Node:	N-05A-PST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-SMF1-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	0.67 ft	Max Depth:	0.67 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	325.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0	Op Table:		Op Table:	
Exit Loss Coef:	1	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	3	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	2.90 ft	Ref Node:	
Control Elevation:	2.90 ft	Discharge Coefficients	
Max Depth:	1.50 ft	Weir Default:	3.200
Max Width:	1.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Pipe Link: P-02A-DS-PRE		Upstream		Downstream	
Scenario:	OFF	Invert:	2.82 ft	Invert:	0.18 ft
From Node:	N-02A-PRE	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-02B-PRE	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	0.67 ft	Max Depth:	0.67 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	16.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-02A-DS-PST		Upstream		Downstream	
Scenario:	OFF	Invert:	2.82 ft	Invert:	0.18 ft
From Node:	N-02A-PST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-02B-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	0.67 ft	Max Depth:	0.67 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	16.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-02B-SMF1-PST		Upstream		Downstream	
Scenario:	OFF	Invert:	0.18 ft	Invert:	-1.00 ft
From Node:	N-02B-PST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-SMF1-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	155.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000

Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-08-04-PST		Upstream		Downstream	
Scenario:	OFF	Invert:	-0.30 ft	Invert:	-0.31 ft
From Node:	N-08-PST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-04-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	14.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-2B-04B-PRE		Upstream		Downstream	
Scenario:	OFF	Invert:	0.18 ft	Invert:	-0.64 ft
From Node:	N-02B-PRE	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-04B-PRE	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	130.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-DIXON-PST		Upstream		Downstream	
Scenario:	OFF	Invert:	-0.86 ft	Invert:	-1.63 ft
From Node:	N-SMF1-PST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	BNDRY-RIVER-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	120.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-INDIAN-PRE		Upstream		Downstream	
Scenario:	OFF	Invert:	-0.02 ft	Invert:	-1.00 ft
From Node:	N-06-PRE	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	BNDRY-RIVER-PRE	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	64.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-INDIAN-PST		Upstream		Downstream	
Scenario:	OFF	Invert:	-0.20 ft	Invert:	-1.00 ft
From Node:	N-11-PST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	BNDRY-RIVER-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	64.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000

Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-N04-BNDY-PST		Upstream		Downstream	
Scenario:	OFF	Invert:	-0.31 ft	Invert:	-0.45 ft
From Node:	N-04-PST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	BNDRY-RIVER-PST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	40.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Rating Curve Link: SMF-1 FILTER

Scenario:	OFF
From Node:	SMF-1
To Node:	N-SMF1-PST
Link Count:	1
Flow Direction:	Both

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
SMF-1 FILTER CURVE	4.20		2.50	

Comment: SMF-1 FILTER RATING CURVE

Rating Curve Link: SMF-2 FILTER

Scenario:	OFF
From Node:	SMF-2
To Node:	BNDRY-RIVER-PST
Link Count:	1
Flow Direction:	Both

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
SMF-2 FILTER CURVE	2.85		2.00	

Comment: Rating Curve for Sidebank Filter

Weir Link: W-ECL-N03-PRE

Scenario:	OFF	**Bottom Clip**	
From Node:	N-ECL-PRE	Default:	0.00 ft
To Node:	N-03-PRE	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Irregular	Ref Node:	
Invert:	32.30 ft	**Discharge Coefficients**	
Control Elevation:	32.30 ft	Weir Default:	2.800
Cross Section:	X-ECL-N03-PRE	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Comment:

Weir Link: W-ECL-N03-PST

Scenario:	OFF	**Bottom Clip**	
From Node:	N-ECL-PST	Default:	0.00 ft
To Node:	N-03-PST	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Irregular	Ref Node:	
Invert:	32.30 ft	**Discharge Coefficients**	
Control Elevation:	32.30 ft	Weir Default:	2.800
Cross Section:	X-ECL-N03-PST	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Comment:

Pipe Link: P-04B-BNDY-PRE		Upstream	Downstream
Scenario:	Scenario1	Invert: -0.86 ft	Invert: -1.63 ft
From Node:	N-04B-PRE	Manning's N: 0.0120	Manning's N: 0.0120
To Node:	BNDRY-RIVER-PRE	Geometry: Circular	Geometry: Circular

Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	110.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-WL-01-WL-01A		Upstream		Downstream	
Scenario:	Scenario1	Invert:	1.17 ft	Invert:	1.00 ft
From Node:	N-WL-01-PRE	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	N-WL-01A-PRE	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	0.67 ft	Max Depth:	0.67 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	14.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	1	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-WL-01A-BNDY-PRE		Upstream		Downstream	
Scenario:	Scenario1	Invert:	-0.30 ft	Invert:	-0.45 ft
From Node:	N-WL-01A-PRE	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	BNDRY-RIVER-PRE	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	40.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	

Manning's N: 0.0000 Manning's N: 0.0000

Comment:

Weir Link: W-N-04A-04B-PRE

Scenario:	Scenario1	**Bottom Clip**	
From Node:	N-04A-PRE	Default:	0.00 ft
To Node:	N-04B-PRE	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	2.00 ft	**Discharge Coefficients**	
Control Elevation:	2.00 ft	Weir Default:	2.800
Max Depth:	999.00 ft	Weir Table:	
Max Width:	24.00 ft	Orifice Default:	0.600
Fillet:	0.00 ft	Orifice Table:	

Comment:

Weir Link: W-N-WL-01-PRE

Scenario:	Scenario1	**Bottom Clip**	
From Node:	N-WL-01-PRE	Default:	0.00 ft
To Node:	N-WL-01A-PRE	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Irregular	Ref Node:	
Invert:	1.48 ft	**Discharge Coefficients**	
Control Elevation:	1.48 ft	Weir Default:	2.800
Cross Section:	X-N-WL-01-PRE	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Comment:

Simulation: 025Y024H

Scenario:	Scenario1
Run Date/Time:	10/6/2025 2:04:20 PM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 025Y024H
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 9.50 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 100Y024H

Scenario: Scenario1
Run Date/Time: 10/10/2025 11:45:58 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	144.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 100Y024H
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FLMOD
		Rainfall Amount:	13.00 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: MEAN

Scenario: Scenario1
Run Date/Time: 10/6/2025 2:05:02 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	48.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 002Y024H
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 5.00 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Weir Cross Section: X-ECL-N03-PRE

Scenario: OFF
Lid: No

Bottom Point Table

Order	Station [ft]	Elevation [ft]
0	0.00	32.63
1	57.00	32.30
2	85.00	32.39
3	140.00	32.42

Comment:

Weir Cross Section: X-ECL-N03-PST

Scenario: OFF
Lid: No

Bottom Point Table

Order	Station [ft]	Elevation [ft]
0	0.00	32.63
1	57.00	32.30
2	85.00	32.39
3	140.00	32.42

Comment:

Weir Cross Section: X-N-WL-01-PRE

Scenario: Scenario1
Lid: No

Bottom Point Table

Order	Station [ft]	Elevation [ft]
0	0.00	2.75
1	107.00	1.94
2	196.00	1.48
3	290.00	1.54
4	378.00	2.00

Comment:

Boundary Stage: BNDRY-RIVER-PRE

Boundary Stage Set: 002Y024H

Year	Month	Day	Hour [hr]	Stage [ft]
0	0	0	0.0000	-0.70
0	0	0	10.0000	-0.20
0	0	0	12.0000	0.90
0	0	0	24.0000	-0.20
0	0	0	72.0000	0.50

Comment:

Boundary Stage: BNDRY-RIVER-PST

Boundary Stage Set: 002Y024H

Year	Month	Day	Hour [hr]	Stage [ft]
0	0	0	0.0000	-0.70
0	0	0	10.0000	-0.20

Year	Month	Day	Hour [hr]	Stage [ft]
0	0	0	12.0000	0.90
0	0	0	24.0000	-0.20
0	0	0	72.0000	0.50

Comment: PER FIS FEMA BREVARD COUNTY REPORT - 10 YEAR EVENT STAGE IS 0.90-FT NAVD88

MSL = -0.7-ft NAVD88
Tidal Station at Titusville

MHHW = -0.2-FT NAVD88
Tidal Station at Sebastian

Boundary Stage: BNDRY-RIVER-PRE

Boundary Stage Set: 025Y024H

Year	Month	Day	Hour [hr]	Stage [ft]
0	0	0	0.0000	-0.70
0	0	0	10.0000	-0.20
0	0	0	12.0000	1.60
0	0	0	24.0000	-0.20
0	0	0	72.0000	0.50

Comment:

Boundary Stage: BNDRY-RIVER-PST

Boundary Stage Set: 025Y024H

Year	Month	Day	Hour [hr]	Stage [ft]
0	0	0	0.0000	-0.70
0	0	0	10.0000	-0.20
0	0	0	12.0000	1.60
0	0	0	24.0000	-0.20
0	0	0	72.0000	0.50

Comment: PER FIS FEMA BREVARD COUNTY REPORT - AVE. STAGE FROM 10YR TO 50YR IS 1.6-FT NAVD

Boundary Stage: BNDRY-RIVER-PRE

Boundary Stage Set: 100Y024H

Year	Month	Day	Hour [hr]	Stage [ft]

Year	Month	Day	Hour [hr]	Stage [ft]
0	0	0	0.0000	-0.70
0	0	0	10.0000	-0.20
0	0	0	12.0000	3.00
0	0	0	24.0000	-0.20
0	0	0	144.0000	0.50

Comment:

Boundary Stage: BNDRY-RIVER-PST

Boundary Stage Set: 100Y024H

Year	Month	Day	Hour [hr]	Stage [ft]
0	0	0	0.0000	-0.70
0	0	0	10.0000	-0.20
0	0	0	12.0000	3.00
0	0	0	24.0000	-0.20
0	0	0	144.0000	0.50

Comment: PER TITUSVILLE DATUM STATION 8721456 MEAN SEA LEVEL = -0.7-FT NAVD
MODEL WILL USE.

PER FIS FEMA BREVARD COUNTY REPORT - INDIAN RIVER FOR AT TRANSECT 58 (458) 100-YEAR EVENT STAGE IS 2.6-FT NAVD; USE 3-FT PER UPDATED FEMA 1% STILLWATER ELEVATION MAP, NATIONAL FLOOD INSURANCE PROGRAM.

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-1	0.0000	0
Scenario1	100Y024H	SMF-1	0.2503	0
Scenario1	100Y024H	SMF-1	0.5022	0
Scenario1	100Y024H	SMF-1	0.7575	0
Scenario1	100Y024H	SMF-1	1.0075	0
Scenario1	100Y024H	SMF-1	1.2575	0
Scenario1	100Y024H	SMF-1	1.5075	0
Scenario1	100Y024H	SMF-1	1.7575	0
Scenario1	100Y024H	SMF-1	2.0075	0
Scenario1	100Y024H	SMF-1	2.2575	0
Scenario1	100Y024H	SMF-1	2.5075	0
Scenario1	100Y024H	SMF-1	2.7575	0
Scenario1	100Y024H	SMF-1	3.0075	0
Scenario1	100Y024H	SMF-1	3.2575	0
Scenario1	100Y024H	SMF-1	3.5003	2
Scenario1	100Y024H	SMF-1	3.7517	10
Scenario1	100Y024H	SMF-1	4.0005	25
Scenario1	100Y024H	SMF-1	4.2508	47
Scenario1	100Y024H	SMF-1	4.5002	77
Scenario1	100Y024H	SMF-1	4.7504	114
Scenario1	100Y024H	SMF-1	5.0002	158
Scenario1	100Y024H	SMF-1	5.2502	210
Scenario1	100Y024H	SMF-1	5.5002	269
Scenario1	100Y024H	SMF-1	5.7501	335
Scenario1	100Y024H	SMF-1	6.0000	408
Scenario1	100Y024H	SMF-1	6.2502	490
Scenario1	100Y024H	SMF-1	6.5006	587
Scenario1	100Y024H	SMF-1	6.7515	692
Scenario1	100Y024H	SMF-1	7.0018	804
Scenario1	100Y024H	SMF-1	7.2513	929
Scenario1	100Y024H	SMF-1	7.5001	1071
Scenario1	100Y024H	SMF-1	7.7508	1225
Scenario1	100Y024H	SMF-1	8.0015	1387
Scenario1	100Y024H	SMF-1	8.2505	1565
Scenario1	100Y024H	SMF-1	8.5003	1767
Scenario1	100Y024H	SMF-1	8.7511	1993
Scenario1	100Y024H	SMF-1	9.0015	2245
Scenario1	100Y024H	SMF-1	9.2502	2515
Scenario1	100Y024H	SMF-1	9.5004	2807
Scenario1	100Y024H	SMF-1	9.7509	3130
Scenario1	100Y024H	SMF-1	10.0010	3492

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-1	10.2504	3905
Scenario1	100Y024H	SMF-1	10.5004	4384
Scenario1	100Y024H	SMF-1	10.7503	4941
Scenario1	100Y024H	SMF-1	11.0002	5593
Scenario1	100Y024H	SMF-1	11.2501	6299
Scenario1	100Y024H	SMF-1	11.5000	7299
Scenario1	100Y024H	SMF-1	11.7501	10028
Scenario1	100Y024H	SMF-1	12.0000	16453
Scenario1	100Y024H	SMF-1	12.2500	23861
Scenario1	100Y024H	SMF-1	12.5000	28202
Scenario1	100Y024H	SMF-1	12.7500	30439
Scenario1	100Y024H	SMF-1	13.0000	31751
Scenario1	100Y024H	SMF-1	13.2500	32727
Scenario1	100Y024H	SMF-1	13.5000	33566
Scenario1	100Y024H	SMF-1	13.7500	34320
Scenario1	100Y024H	SMF-1	14.0000	34983
Scenario1	100Y024H	SMF-1	14.2500	35595
Scenario1	100Y024H	SMF-1	14.5001	36159
Scenario1	100Y024H	SMF-1	14.7501	36683
Scenario1	100Y024H	SMF-1	15.0004	37162
Scenario1	100Y024H	SMF-1	15.2503	37620
Scenario1	100Y024H	SMF-1	15.5000	38060
Scenario1	100Y024H	SMF-1	15.7501	38478
Scenario1	100Y024H	SMF-1	16.0002	38866
Scenario1	100Y024H	SMF-1	16.2501	39237
Scenario1	100Y024H	SMF-1	16.5002	39592
Scenario1	100Y024H	SMF-1	16.7501	39933
Scenario1	100Y024H	SMF-1	17.0000	40260
Scenario1	100Y024H	SMF-1	17.2502	40582
Scenario1	100Y024H	SMF-1	17.5000	40904
Scenario1	100Y024H	SMF-1	17.7501	41206
Scenario1	100Y024H	SMF-1	18.0004	41479
Scenario1	100Y024H	SMF-1	18.2504	41754
Scenario1	100Y024H	SMF-1	18.5001	42043
Scenario1	100Y024H	SMF-1	18.7501	42316
Scenario1	100Y024H	SMF-1	19.0005	42560
Scenario1	100Y024H	SMF-1	19.2506	42806
Scenario1	100Y024H	SMF-1	19.5001	43065
Scenario1	100Y024H	SMF-1	19.7503	43319
Scenario1	100Y024H	SMF-1	20.0001	43559
Scenario1	100Y024H	SMF-1	20.2501	43785

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-1	20.5001	43995
Scenario1	100Y024H	SMF-1	20.7500	44202
Scenario1	100Y024H	SMF-1	21.0001	44408
Scenario1	100Y024H	SMF-1	21.2500	44614
Scenario1	100Y024H	SMF-1	21.5000	44820
Scenario1	100Y024H	SMF-1	21.7500	45026
Scenario1	100Y024H	SMF-1	22.0000	45233
Scenario1	100Y024H	SMF-1	22.2500	45439
Scenario1	100Y024H	SMF-1	22.5000	45645
Scenario1	100Y024H	SMF-1	22.7500	45842
Scenario1	100Y024H	SMF-1	23.0000	46024
Scenario1	100Y024H	SMF-1	23.2500	46202
Scenario1	100Y024H	SMF-1	23.5000	46378
Scenario1	100Y024H	SMF-1	23.7500	46545
Scenario1	100Y024H	SMF-1	24.0000	46698
Scenario1	100Y024H	SMF-1	24.2500	46796
Scenario1	100Y024H	SMF-1	24.5000	46819
Scenario1	100Y024H	SMF-1	24.7500	46823
Scenario1	100Y024H	SMF-1	25.0000	46823
Scenario1	100Y024H	SMF-1	25.2500	46823
Scenario1	100Y024H	SMF-1	25.5000	46823
Scenario1	100Y024H	SMF-1	25.7500	46823
Scenario1	100Y024H	SMF-1	26.0000	46823
Scenario1	100Y024H	SMF-1	26.2500	46823
Scenario1	100Y024H	SMF-1	26.5000	46823
Scenario1	100Y024H	SMF-1	26.7500	46823
Scenario1	100Y024H	SMF-1	27.0000	46823
Scenario1	100Y024H	SMF-1	27.2500	46823
Scenario1	100Y024H	SMF-1	27.5000	46823
Scenario1	100Y024H	SMF-1	27.7503	46823
Scenario1	100Y024H	SMF-1	28.0000	46823
Scenario1	100Y024H	SMF-1	28.2511	46823
Scenario1	100Y024H	SMF-1	28.5007	46823
Scenario1	100Y024H	SMF-1	28.7514	46823
Scenario1	100Y024H	SMF-1	29.0009	46823
Scenario1	100Y024H	SMF-1	29.2510	46823
Scenario1	100Y024H	SMF-1	29.5042	46823
Scenario1	100Y024H	SMF-1	29.7536	46823
Scenario1	100Y024H	SMF-1	30.0009	46823
Scenario1	100Y024H	SMF-1	30.2520	46823
Scenario1	100Y024H	SMF-1	30.5016	46823

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-1	30.7516	46823
Scenario1	100Y024H	SMF-1	31.0026	46823
Scenario1	100Y024H	SMF-1	31.2508	46823
Scenario1	100Y024H	SMF-1	31.5020	46823
Scenario1	100Y024H	SMF-1	31.7527	46823
Scenario1	100Y024H	SMF-1	32.0023	46823
Scenario1	100Y024H	SMF-1	32.2525	46823
Scenario1	100Y024H	SMF-1	32.5018	46823
Scenario1	100Y024H	SMF-1	32.7508	46823
Scenario1	100Y024H	SMF-1	33.0006	46823
Scenario1	100Y024H	SMF-1	33.2500	46823
Scenario1	100Y024H	SMF-1	33.5001	46823
Scenario1	100Y024H	SMF-1	33.7511	46823
Scenario1	100Y024H	SMF-1	34.0002	46823
Scenario1	100Y024H	SMF-1	34.2561	46823
Scenario1	100Y024H	SMF-1	34.5076	46823
Scenario1	100Y024H	SMF-1	34.7576	46823
Scenario1	100Y024H	SMF-1	35.0026	46823
Scenario1	100Y024H	SMF-1	35.2576	46823
Scenario1	100Y024H	SMF-1	35.5019	46823
Scenario1	100Y024H	SMF-1	35.7534	46823
Scenario1	100Y024H	SMF-1	36.0044	46823
Scenario1	100Y024H	SMF-1	36.2534	46823
Scenario1	100Y024H	SMF-1	36.5034	46823
Scenario1	100Y024H	SMF-1	36.7534	46823
Scenario1	100Y024H	SMF-1	37.0034	46823
Scenario1	100Y024H	SMF-1	37.2534	46823
Scenario1	100Y024H	SMF-1	37.5034	46823
Scenario1	100Y024H	SMF-1	37.7534	46823
Scenario1	100Y024H	SMF-1	38.0034	46823
Scenario1	100Y024H	SMF-1	38.2534	46823
Scenario1	100Y024H	SMF-1	38.5034	46823
Scenario1	100Y024H	SMF-1	38.7534	46823
Scenario1	100Y024H	SMF-1	39.0034	46823
Scenario1	100Y024H	SMF-1	39.2534	46823
Scenario1	100Y024H	SMF-1	39.5034	46823
Scenario1	100Y024H	SMF-1	39.7534	46823
Scenario1	100Y024H	SMF-1	40.0034	46823
Scenario1	100Y024H	SMF-1	40.2534	46823
Scenario1	100Y024H	SMF-1	40.5034	46823
Scenario1	100Y024H	SMF-1	40.7534	46823

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-1	41.0034	46823
Scenario1	100Y024H	SMF-1	41.2534	46823
Scenario1	100Y024H	SMF-1	41.5034	46823
Scenario1	100Y024H	SMF-1	41.7534	46823
Scenario1	100Y024H	SMF-1	42.0034	46823
Scenario1	100Y024H	SMF-1	42.2534	46823
Scenario1	100Y024H	SMF-1	42.5034	46823
Scenario1	100Y024H	SMF-1	42.7534	46823
Scenario1	100Y024H	SMF-1	43.0034	46823
Scenario1	100Y024H	SMF-1	43.2534	46823
Scenario1	100Y024H	SMF-1	43.5034	46823
Scenario1	100Y024H	SMF-1	43.7534	46823
Scenario1	100Y024H	SMF-1	44.0034	46823
Scenario1	100Y024H	SMF-1	44.2534	46823
Scenario1	100Y024H	SMF-1	44.5034	46823
Scenario1	100Y024H	SMF-1	44.7534	46823
Scenario1	100Y024H	SMF-1	45.0034	46823
Scenario1	100Y024H	SMF-1	45.2534	46823
Scenario1	100Y024H	SMF-1	45.5034	46823
Scenario1	100Y024H	SMF-1	45.7534	46823
Scenario1	100Y024H	SMF-1	46.0034	46823
Scenario1	100Y024H	SMF-1	46.2534	46823
Scenario1	100Y024H	SMF-1	46.5034	46823
Scenario1	100Y024H	SMF-1	46.7534	46823
Scenario1	100Y024H	SMF-1	47.0034	46823
Scenario1	100Y024H	SMF-1	47.2534	46823
Scenario1	100Y024H	SMF-1	47.5034	46823
Scenario1	100Y024H	SMF-1	47.7534	46823
Scenario1	100Y024H	SMF-1	48.0001	46823
Scenario1	100Y024H	SMF-1	48.2518	46823
Scenario1	100Y024H	SMF-1	48.5022	46823
Scenario1	100Y024H	SMF-1	48.7517	46823
Scenario1	100Y024H	SMF-1	49.0049	46823
Scenario1	100Y024H	SMF-1	49.2515	46823
Scenario1	100Y024H	SMF-1	49.5003	46823
Scenario1	100Y024H	SMF-1	49.7507	46823
Scenario1	100Y024H	SMF-1	50.0025	46823
Scenario1	100Y024H	SMF-1	50.2549	46823
Scenario1	100Y024H	SMF-1	50.5039	46823
Scenario1	100Y024H	SMF-1	50.7525	46823
Scenario1	100Y024H	SMF-1	51.0009	46823

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-1	51.2539	46823
Scenario1	100Y024H	SMF-1	51.5029	46823
Scenario1	100Y024H	SMF-1	51.7529	46823
Scenario1	100Y024H	SMF-1	52.0029	46823
Scenario1	100Y024H	SMF-1	52.2529	46823
Scenario1	100Y024H	SMF-1	52.5029	46823
Scenario1	100Y024H	SMF-1	52.7529	46823
Scenario1	100Y024H	SMF-1	53.0029	46823
Scenario1	100Y024H	SMF-1	53.2529	46823
Scenario1	100Y024H	SMF-1	53.5029	46823
Scenario1	100Y024H	SMF-1	53.7529	46823
Scenario1	100Y024H	SMF-1	54.0029	46823
Scenario1	100Y024H	SMF-1	54.2529	46823
Scenario1	100Y024H	SMF-1	54.5029	46823
Scenario1	100Y024H	SMF-1	54.7511	46823
Scenario1	100Y024H	SMF-1	55.0012	46823
Scenario1	100Y024H	SMF-1	55.2570	46823
Scenario1	100Y024H	SMF-1	55.5013	46823
Scenario1	100Y024H	SMF-1	55.7539	46823
Scenario1	100Y024H	SMF-1	56.0028	46823
Scenario1	100Y024H	SMF-1	56.2528	46823
Scenario1	100Y024H	SMF-1	56.5014	46823
Scenario1	100Y024H	SMF-1	56.7508	46823
Scenario1	100Y024H	SMF-1	57.0019	46823
Scenario1	100Y024H	SMF-1	57.2544	46823
Scenario1	100Y024H	SMF-1	57.5034	46823
Scenario1	100Y024H	SMF-1	57.7534	46823
Scenario1	100Y024H	SMF-1	58.0052	46823
Scenario1	100Y024H	SMF-1	58.2572	46823
Scenario1	100Y024H	SMF-1	58.5012	46823
Scenario1	100Y024H	SMF-1	58.7527	46823
Scenario1	100Y024H	SMF-1	59.0047	46823
Scenario1	100Y024H	SMF-1	59.2529	46823
Scenario1	100Y024H	SMF-1	59.5029	46823
Scenario1	100Y024H	SMF-1	59.7529	46823
Scenario1	100Y024H	SMF-1	60.0029	46823
Scenario1	100Y024H	SMF-1	60.2529	46823
Scenario1	100Y024H	SMF-1	60.5030	46823
Scenario1	100Y024H	SMF-1	60.7556	46823
Scenario1	100Y024H	SMF-1	61.0048	46823
Scenario1	100Y024H	SMF-1	61.2511	46823

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-1	61.5039	46823
Scenario1	100Y024H	SMF-1	61.7537	46823
Scenario1	100Y024H	SMF-1	62.0018	46823
Scenario1	100Y024H	SMF-1	62.2521	46823
Scenario1	100Y024H	SMF-1	62.5006	46823
Scenario1	100Y024H	SMF-1	62.7506	46823
Scenario1	100Y024H	SMF-1	63.0047	46823
Scenario1	100Y024H	SMF-1	63.2504	46823
Scenario1	100Y024H	SMF-1	63.5004	46823
Scenario1	100Y024H	SMF-1	63.7531	46823
Scenario1	100Y024H	SMF-1	64.0046	46823
Scenario1	100Y024H	SMF-1	64.2547	46823
Scenario1	100Y024H	SMF-1	64.5069	46823
Scenario1	100Y024H	SMF-1	64.7542	46823
Scenario1	100Y024H	SMF-1	65.0067	46823
Scenario1	100Y024H	SMF-1	65.2530	46823
Scenario1	100Y024H	SMF-1	65.5082	46823
Scenario1	100Y024H	SMF-1	65.7513	46823
Scenario1	100Y024H	SMF-1	66.0005	46823
Scenario1	100Y024H	SMF-1	66.2528	46823
Scenario1	100Y024H	SMF-1	66.5073	46823
Scenario1	100Y024H	SMF-1	66.7535	46823
Scenario1	100Y024H	SMF-1	67.0079	46823
Scenario1	100Y024H	SMF-1	67.2558	46823
Scenario1	100Y024H	SMF-1	67.5012	46823
Scenario1	100Y024H	SMF-1	67.7570	46823
Scenario1	100Y024H	SMF-1	68.0030	46823
Scenario1	100Y024H	SMF-1	68.2554	46823
Scenario1	100Y024H	SMF-1	68.5022	46823
Scenario1	100Y024H	SMF-1	68.7529	46823
Scenario1	100Y024H	SMF-1	69.0061	46823
Scenario1	100Y024H	SMF-1	69.2561	46823
Scenario1	100Y024H	SMF-1	69.5061	46823
Scenario1	100Y024H	SMF-1	69.7561	46823
Scenario1	100Y024H	SMF-1	70.0061	46823
Scenario1	100Y024H	SMF-1	70.2561	46823
Scenario1	100Y024H	SMF-1	70.5061	46823
Scenario1	100Y024H	SMF-1	70.7561	46823
Scenario1	100Y024H	SMF-1	71.0061	46823
Scenario1	100Y024H	SMF-1	71.2561	46823
Scenario1	100Y024H	SMF-1	71.5061	46823

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-1	71.7561	46823
Scenario1	100Y024H	SMF-1	72.0061	46823
Scenario1	100Y024H	SMF-1	72.2561	46823
Scenario1	100Y024H	SMF-1	72.5061	46823
Scenario1	100Y024H	SMF-1	72.7561	46823
Scenario1	100Y024H	SMF-1	73.0061	46823
Scenario1	100Y024H	SMF-1	73.2561	46823
Scenario1	100Y024H	SMF-1	73.5061	46823
Scenario1	100Y024H	SMF-1	73.7561	46823
Scenario1	100Y024H	SMF-1	74.0061	46823
Scenario1	100Y024H	SMF-1	74.2561	46823
Scenario1	100Y024H	SMF-1	74.5061	46823
Scenario1	100Y024H	SMF-1	74.7561	46823
Scenario1	100Y024H	SMF-1	75.0061	46823
Scenario1	100Y024H	SMF-1	75.2561	46823
Scenario1	100Y024H	SMF-1	75.5061	46823
Scenario1	100Y024H	SMF-1	75.7561	46823
Scenario1	100Y024H	SMF-1	76.0061	46823
Scenario1	100Y024H	SMF-1	76.2561	46823
Scenario1	100Y024H	SMF-1	76.5061	46823
Scenario1	100Y024H	SMF-1	76.7561	46823
Scenario1	100Y024H	SMF-1	77.0061	46823
Scenario1	100Y024H	SMF-1	77.2561	46823
Scenario1	100Y024H	SMF-1	77.5061	46823
Scenario1	100Y024H	SMF-1	77.7561	46823
Scenario1	100Y024H	SMF-1	78.0061	46823
Scenario1	100Y024H	SMF-1	78.2561	46823
Scenario1	100Y024H	SMF-1	78.5061	46823
Scenario1	100Y024H	SMF-1	78.7561	46823
Scenario1	100Y024H	SMF-1	79.0061	46823
Scenario1	100Y024H	SMF-1	79.2561	46823
Scenario1	100Y024H	SMF-1	79.5061	46823
Scenario1	100Y024H	SMF-1	79.7561	46823
Scenario1	100Y024H	SMF-1	80.0061	46823
Scenario1	100Y024H	SMF-1	80.2561	46823
Scenario1	100Y024H	SMF-1	80.5061	46823
Scenario1	100Y024H	SMF-1	80.7561	46823
Scenario1	100Y024H	SMF-1	81.0061	46823
Scenario1	100Y024H	SMF-1	81.2561	46823
Scenario1	100Y024H	SMF-1	81.5061	46823
Scenario1	100Y024H	SMF-1	81.7561	46823

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-1	82.0061	46823
Scenario1	100Y024H	SMF-1	82.2561	46823
Scenario1	100Y024H	SMF-1	82.5061	46823
Scenario1	100Y024H	SMF-1	82.7561	46823
Scenario1	100Y024H	SMF-1	83.0061	46823
Scenario1	100Y024H	SMF-1	83.2561	46823
Scenario1	100Y024H	SMF-1	83.5061	46823
Scenario1	100Y024H	SMF-1	83.7561	46823
Scenario1	100Y024H	SMF-1	84.0061	46823
Scenario1	100Y024H	SMF-1	84.2561	46823
Scenario1	100Y024H	SMF-1	84.5061	46823
Scenario1	100Y024H	SMF-1	84.7561	46823
Scenario1	100Y024H	SMF-1	85.0061	46823
Scenario1	100Y024H	SMF-1	85.2561	46823
Scenario1	100Y024H	SMF-1	85.5061	46823
Scenario1	100Y024H	SMF-1	85.7561	46823
Scenario1	100Y024H	SMF-1	86.0061	46823
Scenario1	100Y024H	SMF-1	86.2561	46823
Scenario1	100Y024H	SMF-1	86.5061	46823
Scenario1	100Y024H	SMF-1	86.7561	46823
Scenario1	100Y024H	SMF-1	87.0061	46823
Scenario1	100Y024H	SMF-1	87.2561	46823
Scenario1	100Y024H	SMF-1	87.5061	46823
Scenario1	100Y024H	SMF-1	87.7561	46823
Scenario1	100Y024H	SMF-1	88.0061	46823
Scenario1	100Y024H	SMF-1	88.2561	46823
Scenario1	100Y024H	SMF-1	88.5061	46823
Scenario1	100Y024H	SMF-1	88.7561	46823
Scenario1	100Y024H	SMF-1	89.0061	46823
Scenario1	100Y024H	SMF-1	89.2561	46823
Scenario1	100Y024H	SMF-1	89.5061	46823
Scenario1	100Y024H	SMF-1	89.7561	46823
Scenario1	100Y024H	SMF-1	90.0061	46823
Scenario1	100Y024H	SMF-1	90.2561	46823
Scenario1	100Y024H	SMF-1	90.5061	46823
Scenario1	100Y024H	SMF-1	90.7561	46823
Scenario1	100Y024H	SMF-1	91.0061	46823
Scenario1	100Y024H	SMF-1	91.2561	46823
Scenario1	100Y024H	SMF-1	91.5061	46823
Scenario1	100Y024H	SMF-1	91.7561	46823
Scenario1	100Y024H	SMF-1	92.0061	46823

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-1	92.2561	46823
Scenario1	100Y024H	SMF-1	92.5061	46823
Scenario1	100Y024H	SMF-1	92.7561	46823
Scenario1	100Y024H	SMF-1	93.0061	46823
Scenario1	100Y024H	SMF-1	93.2561	46823
Scenario1	100Y024H	SMF-1	93.5061	46823
Scenario1	100Y024H	SMF-1	93.7561	46823
Scenario1	100Y024H	SMF-1	94.0061	46823
Scenario1	100Y024H	SMF-1	94.2561	46823
Scenario1	100Y024H	SMF-1	94.5061	46823
Scenario1	100Y024H	SMF-1	94.7561	46823
Scenario1	100Y024H	SMF-1	95.0061	46823
Scenario1	100Y024H	SMF-1	95.2561	46823
Scenario1	100Y024H	SMF-1	95.5061	46823
Scenario1	100Y024H	SMF-1	95.7561	46823
Scenario1	100Y024H	SMF-1	96.0061	46823
Scenario1	100Y024H	SMF-1	96.2561	46823
Scenario1	100Y024H	SMF-1	96.5061	46823
Scenario1	100Y024H	SMF-1	96.7561	46823
Scenario1	100Y024H	SMF-1	97.0061	46823
Scenario1	100Y024H	SMF-1	97.2561	46823
Scenario1	100Y024H	SMF-1	97.5061	46823
Scenario1	100Y024H	SMF-1	97.7561	46823
Scenario1	100Y024H	SMF-1	98.0061	46823
Scenario1	100Y024H	SMF-1	98.2561	46823
Scenario1	100Y024H	SMF-1	98.5061	46823
Scenario1	100Y024H	SMF-1	98.7561	46823
Scenario1	100Y024H	SMF-1	99.0061	46823
Scenario1	100Y024H	SMF-1	99.2561	46823
Scenario1	100Y024H	SMF-1	99.5061	46823
Scenario1	100Y024H	SMF-1	99.7561	46823
Scenario1	100Y024H	SMF-1	100.0061	46823
Scenario1	100Y024H	SMF-1	100.2561	46823
Scenario1	100Y024H	SMF-1	100.5061	46823
Scenario1	100Y024H	SMF-1	100.7561	46823
Scenario1	100Y024H	SMF-1	101.0061	46823
Scenario1	100Y024H	SMF-1	101.2561	46823
Scenario1	100Y024H	SMF-1	101.5061	46823
Scenario1	100Y024H	SMF-1	101.7561	46823
Scenario1	100Y024H	SMF-1	102.0061	46823
Scenario1	100Y024H	SMF-1	102.2561	46823

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-1	102.5061	46823
Scenario1	100Y024H	SMF-1	102.7561	46823
Scenario1	100Y024H	SMF-1	103.0061	46823
Scenario1	100Y024H	SMF-1	103.2561	46823
Scenario1	100Y024H	SMF-1	103.5061	46823
Scenario1	100Y024H	SMF-1	103.7561	46823
Scenario1	100Y024H	SMF-1	104.0061	46823
Scenario1	100Y024H	SMF-1	104.2561	46823
Scenario1	100Y024H	SMF-1	104.5061	46823
Scenario1	100Y024H	SMF-1	104.7561	46823
Scenario1	100Y024H	SMF-1	105.0061	46823
Scenario1	100Y024H	SMF-1	105.2561	46823
Scenario1	100Y024H	SMF-1	105.5061	46823
Scenario1	100Y024H	SMF-1	105.7561	46823
Scenario1	100Y024H	SMF-1	106.0061	46823
Scenario1	100Y024H	SMF-1	106.2561	46823
Scenario1	100Y024H	SMF-1	106.5061	46823
Scenario1	100Y024H	SMF-1	106.7561	46823
Scenario1	100Y024H	SMF-1	107.0061	46823
Scenario1	100Y024H	SMF-1	107.2561	46823
Scenario1	100Y024H	SMF-1	107.5061	46823
Scenario1	100Y024H	SMF-1	107.7561	46823
Scenario1	100Y024H	SMF-1	108.0061	46823
Scenario1	100Y024H	SMF-1	108.2561	46823
Scenario1	100Y024H	SMF-1	108.5061	46823
Scenario1	100Y024H	SMF-1	108.7561	46823
Scenario1	100Y024H	SMF-1	109.0061	46823
Scenario1	100Y024H	SMF-1	109.2561	46823
Scenario1	100Y024H	SMF-1	109.5061	46823
Scenario1	100Y024H	SMF-1	109.7561	46823
Scenario1	100Y024H	SMF-1	110.0061	46823
Scenario1	100Y024H	SMF-1	110.2561	46823
Scenario1	100Y024H	SMF-1	110.5061	46823
Scenario1	100Y024H	SMF-1	110.7561	46823
Scenario1	100Y024H	SMF-1	111.0061	46823
Scenario1	100Y024H	SMF-1	111.2561	46823
Scenario1	100Y024H	SMF-1	111.5061	46823
Scenario1	100Y024H	SMF-1	111.7561	46823
Scenario1	100Y024H	SMF-1	112.0061	46823
Scenario1	100Y024H	SMF-1	112.2506	46823
Scenario1	100Y024H	SMF-1	112.5016	46823

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-1	112.7506	46823
Scenario1	100Y024H	SMF-1	113.0014	46823
Scenario1	100Y024H	SMF-1	113.2535	46823
Scenario1	100Y024H	SMF-1	113.5005	46823
Scenario1	100Y024H	SMF-1	113.7501	46823
Scenario1	100Y024H	SMF-1	114.0027	46823
Scenario1	100Y024H	SMF-1	114.2545	46823
Scenario1	100Y024H	SMF-1	114.5019	46823
Scenario1	100Y024H	SMF-1	114.7511	46823
Scenario1	100Y024H	SMF-1	115.0025	46823
Scenario1	100Y024H	SMF-1	115.2546	46823
Scenario1	100Y024H	SMF-1	115.5026	46823
Scenario1	100Y024H	SMF-1	115.7507	46823
Scenario1	100Y024H	SMF-1	116.0024	46823
Scenario1	100Y024H	SMF-1	116.2509	46823
Scenario1	100Y024H	SMF-1	116.5015	46823
Scenario1	100Y024H	SMF-1	116.7563	46823
Scenario1	100Y024H	SMF-1	117.0001	46823
Scenario1	100Y024H	SMF-1	117.2508	46823
Scenario1	100Y024H	SMF-1	117.5030	46823
Scenario1	100Y024H	SMF-1	117.7529	46823
Scenario1	100Y024H	SMF-1	118.0037	46823
Scenario1	100Y024H	SMF-1	118.2537	46823
Scenario1	100Y024H	SMF-1	118.5005	46823
Scenario1	100Y024H	SMF-1	118.7533	46823
Scenario1	100Y024H	SMF-1	119.0009	46823
Scenario1	100Y024H	SMF-1	119.2565	46823
Scenario1	100Y024H	SMF-1	119.5052	46823
Scenario1	100Y024H	SMF-1	119.7528	46823
Scenario1	100Y024H	SMF-1	120.0062	46823
Scenario1	100Y024H	SMF-1	120.2504	46823
Scenario1	100Y024H	SMF-1	120.5002	46823
Scenario1	100Y024H	SMF-1	120.7526	46823
Scenario1	100Y024H	SMF-1	121.0055	46823
Scenario1	100Y024H	SMF-1	121.2542	46823
Scenario1	100Y024H	SMF-1	121.5007	46823
Scenario1	100Y024H	SMF-1	121.7530	46823
Scenario1	100Y024H	SMF-1	122.0000	46823
Scenario1	100Y024H	SMF-1	122.2567	46823
Scenario1	100Y024H	SMF-1	122.5057	46823
Scenario1	100Y024H	SMF-1	122.7541	46823

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-1	123.0056	46823
Scenario1	100Y024H	SMF-1	123.2502	46823
Scenario1	100Y024H	SMF-1	123.5022	46823
Scenario1	100Y024H	SMF-1	123.7542	46823
Scenario1	100Y024H	SMF-1	124.0041	46823
Scenario1	100Y024H	SMF-1	124.2550	46823
Scenario1	100Y024H	SMF-1	124.5001	46823
Scenario1	100Y024H	SMF-1	124.7503	46823
Scenario1	100Y024H	SMF-1	125.0003	46823
Scenario1	100Y024H	SMF-1	125.2517	46823
Scenario1	100Y024H	SMF-1	125.5015	46823
Scenario1	100Y024H	SMF-1	125.7526	46823
Scenario1	100Y024H	SMF-1	126.0033	46823
Scenario1	100Y024H	SMF-1	126.2533	46823
Scenario1	100Y024H	SMF-1	126.5024	46823
Scenario1	100Y024H	SMF-1	126.7544	46823
Scenario1	100Y024H	SMF-1	127.0036	46823
Scenario1	100Y024H	SMF-1	127.2539	46823
Scenario1	100Y024H	SMF-1	127.5029	46823
Scenario1	100Y024H	SMF-1	127.7544	46823
Scenario1	100Y024H	SMF-1	128.0038	46823
Scenario1	100Y024H	SMF-1	128.2559	46823
Scenario1	100Y024H	SMF-1	128.5049	46823
Scenario1	100Y024H	SMF-1	128.7551	46823
Scenario1	100Y024H	SMF-1	129.0018	46823
Scenario1	100Y024H	SMF-1	129.2506	46823
Scenario1	100Y024H	SMF-1	129.5011	46823
Scenario1	100Y024H	SMF-1	129.7501	46823
Scenario1	100Y024H	SMF-1	130.0056	46823
Scenario1	100Y024H	SMF-1	130.2507	46823
Scenario1	100Y024H	SMF-1	130.5052	46823
Scenario1	100Y024H	SMF-1	130.7554	46823
Scenario1	100Y024H	SMF-1	131.0007	46823
Scenario1	100Y024H	SMF-1	131.2523	46823
Scenario1	100Y024H	SMF-1	131.5017	46823
Scenario1	100Y024H	SMF-1	131.7501	46823
Scenario1	100Y024H	SMF-1	132.0029	46823
Scenario1	100Y024H	SMF-1	132.2513	46823
Scenario1	100Y024H	SMF-1	132.5035	46823
Scenario1	100Y024H	SMF-1	132.7510	46823
Scenario1	100Y024H	SMF-1	133.0026	46823

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-1	133.2526	46823
Scenario1	100Y024H	SMF-1	133.5021	46823
Scenario1	100Y024H	SMF-1	133.7548	46823
Scenario1	100Y024H	SMF-1	134.0003	46823
Scenario1	100Y024H	SMF-1	134.2506	46823
Scenario1	100Y024H	SMF-1	134.5008	46823
Scenario1	100Y024H	SMF-1	134.7500	46823
Scenario1	100Y024H	SMF-1	135.0011	46823
Scenario1	100Y024H	SMF-1	135.2554	46823
Scenario1	100Y024H	SMF-1	135.5015	46823
Scenario1	100Y024H	SMF-1	135.7513	46823
Scenario1	100Y024H	SMF-1	136.0031	46823
Scenario1	100Y024H	SMF-1	136.2503	46823
Scenario1	100Y024H	SMF-1	136.5015	46823
Scenario1	100Y024H	SMF-1	136.7514	46823
Scenario1	100Y024H	SMF-1	137.0051	46823
Scenario1	100Y024H	SMF-1	137.2531	46823
Scenario1	100Y024H	SMF-1	137.5038	46823
Scenario1	100Y024H	SMF-1	137.7534	46823
Scenario1	100Y024H	SMF-1	138.0004	46823
Scenario1	100Y024H	SMF-1	138.2527	46823
Scenario1	100Y024H	SMF-1	138.5036	46823
Scenario1	100Y024H	SMF-1	138.7514	46823
Scenario1	100Y024H	SMF-1	139.0028	46823
Scenario1	100Y024H	SMF-1	139.2523	46823
Scenario1	100Y024H	SMF-1	139.5013	46823
Scenario1	100Y024H	SMF-1	139.7534	46823
Scenario1	100Y024H	SMF-1	140.0031	46823
Scenario1	100Y024H	SMF-1	140.2546	46823
Scenario1	100Y024H	SMF-1	140.5034	46823
Scenario1	100Y024H	SMF-1	140.7519	46823
Scenario1	100Y024H	SMF-1	141.0041	46823
Scenario1	100Y024H	SMF-1	141.2515	46823
Scenario1	100Y024H	SMF-1	141.5006	46823
Scenario1	100Y024H	SMF-1	141.7544	46823
Scenario1	100Y024H	SMF-1	142.0040	46823
Scenario1	100Y024H	SMF-1	142.2506	46823
Scenario1	100Y024H	SMF-1	142.5040	46823
Scenario1	100Y024H	SMF-1	142.7528	46823
Scenario1	100Y024H	SMF-1	143.0055	46823
Scenario1	100Y024H	SMF-1	143.2527	46823

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-1	143.5025	46823
Scenario1	100Y024H	SMF-1	143.7547	46823
Scenario1	100Y024H	SMF-1	144.0015	46823
Scenario1	100Y024H	SMF-2	0.0000	0
Scenario1	100Y024H	SMF-2	0.2503	0
Scenario1	100Y024H	SMF-2	0.5022	0
Scenario1	100Y024H	SMF-2	0.7575	0
Scenario1	100Y024H	SMF-2	1.0075	0
Scenario1	100Y024H	SMF-2	1.2575	0
Scenario1	100Y024H	SMF-2	1.5075	0
Scenario1	100Y024H	SMF-2	1.7575	0
Scenario1	100Y024H	SMF-2	2.0075	0
Scenario1	100Y024H	SMF-2	2.2575	0
Scenario1	100Y024H	SMF-2	2.5075	0
Scenario1	100Y024H	SMF-2	2.7575	0
Scenario1	100Y024H	SMF-2	3.0075	0
Scenario1	100Y024H	SMF-2	3.2575	0
Scenario1	100Y024H	SMF-2	3.5003	3
Scenario1	100Y024H	SMF-2	3.7517	14
Scenario1	100Y024H	SMF-2	4.0005	32
Scenario1	100Y024H	SMF-2	4.2508	61
Scenario1	100Y024H	SMF-2	4.5002	100
Scenario1	100Y024H	SMF-2	4.7504	149
Scenario1	100Y024H	SMF-2	5.0002	209
Scenario1	100Y024H	SMF-2	5.2502	280
Scenario1	100Y024H	SMF-2	5.5002	364
Scenario1	100Y024H	SMF-2	5.7501	457
Scenario1	100Y024H	SMF-2	6.0000	561
Scenario1	100Y024H	SMF-2	6.2502	680
Scenario1	100Y024H	SMF-2	6.5006	819
Scenario1	100Y024H	SMF-2	6.7515	972
Scenario1	100Y024H	SMF-2	7.0018	1135
Scenario1	100Y024H	SMF-2	7.2513	1316
Scenario1	100Y024H	SMF-2	7.5001	1521
Scenario1	100Y024H	SMF-2	7.7508	1741
Scenario1	100Y024H	SMF-2	8.0015	1973
Scenario1	100Y024H	SMF-2	8.2505	2227
Scenario1	100Y024H	SMF-2	8.5003	2513
Scenario1	100Y024H	SMF-2	8.7511	2834
Scenario1	100Y024H	SMF-2	9.0015	3190
Scenario1	100Y024H	SMF-2	9.2502	3571

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-2	9.5004	3982
Scenario1	100Y024H	SMF-2	9.7509	4435
Scenario1	100Y024H	SMF-2	10.0010	4942
Scenario1	100Y024H	SMF-2	10.2504	5519
Scenario1	100Y024H	SMF-2	10.5004	6187
Scenario1	100Y024H	SMF-2	10.7503	6961
Scenario1	100Y024H	SMF-2	11.0002	7866
Scenario1	100Y024H	SMF-2	11.2501	8843
Scenario1	100Y024H	SMF-2	11.5000	10224
Scenario1	100Y024H	SMF-2	11.7501	13969
Scenario1	100Y024H	SMF-2	12.0000	22719
Scenario1	100Y024H	SMF-2	12.2500	32744
Scenario1	100Y024H	SMF-2	12.5000	38597
Scenario1	100Y024H	SMF-2	12.7500	41607
Scenario1	100Y024H	SMF-2	13.0000	43370
Scenario1	100Y024H	SMF-2	13.2500	44679
Scenario1	100Y024H	SMF-2	13.5000	45805
Scenario1	100Y024H	SMF-2	13.7500	46817
Scenario1	100Y024H	SMF-2	14.0000	47706
Scenario1	100Y024H	SMF-2	14.2500	48526
Scenario1	100Y024H	SMF-2	14.5001	49282
Scenario1	100Y024H	SMF-2	14.7501	49985
Scenario1	100Y024H	SMF-2	15.0004	50626
Scenario1	100Y024H	SMF-2	15.2503	51239
Scenario1	100Y024H	SMF-2	15.5000	51829
Scenario1	100Y024H	SMF-2	15.7501	52389
Scenario1	100Y024H	SMF-2	16.0002	52909
Scenario1	100Y024H	SMF-2	16.2501	53405
Scenario1	100Y024H	SMF-2	16.5002	53880
Scenario1	100Y024H	SMF-2	16.7501	54337
Scenario1	100Y024H	SMF-2	17.0000	54773
Scenario1	100Y024H	SMF-2	17.2502	55205
Scenario1	100Y024H	SMF-2	17.5000	55635
Scenario1	100Y024H	SMF-2	17.7501	56040
Scenario1	100Y024H	SMF-2	18.0004	56405
Scenario1	100Y024H	SMF-2	18.2504	56773
Scenario1	100Y024H	SMF-2	18.5001	57159
Scenario1	100Y024H	SMF-2	18.7501	57524
Scenario1	100Y024H	SMF-2	19.0005	57850
Scenario1	100Y024H	SMF-2	19.2506	58179
Scenario1	100Y024H	SMF-2	19.5001	58526

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-2	19.7503	58866
Scenario1	100Y024H	SMF-2	20.0001	59186
Scenario1	100Y024H	SMF-2	20.2501	59488
Scenario1	100Y024H	SMF-2	20.5001	59769
Scenario1	100Y024H	SMF-2	20.7500	60046
Scenario1	100Y024H	SMF-2	21.0001	60321
Scenario1	100Y024H	SMF-2	21.2500	60596
Scenario1	100Y024H	SMF-2	21.5000	60872
Scenario1	100Y024H	SMF-2	21.7500	61147
Scenario1	100Y024H	SMF-2	22.0000	61423
Scenario1	100Y024H	SMF-2	22.2500	61699
Scenario1	100Y024H	SMF-2	22.5000	61974
Scenario1	100Y024H	SMF-2	22.7500	62237
Scenario1	100Y024H	SMF-2	23.0000	62480
Scenario1	100Y024H	SMF-2	23.2500	62717
Scenario1	100Y024H	SMF-2	23.5000	62954
Scenario1	100Y024H	SMF-2	23.7500	63177
Scenario1	100Y024H	SMF-2	24.0000	63380
Scenario1	100Y024H	SMF-2	24.2500	63512
Scenario1	100Y024H	SMF-2	24.5000	63542
Scenario1	100Y024H	SMF-2	24.7500	63547
Scenario1	100Y024H	SMF-2	25.0000	63548
Scenario1	100Y024H	SMF-2	25.2500	63548
Scenario1	100Y024H	SMF-2	25.5000	63548
Scenario1	100Y024H	SMF-2	25.7500	63548
Scenario1	100Y024H	SMF-2	26.0000	63548
Scenario1	100Y024H	SMF-2	26.2500	63548
Scenario1	100Y024H	SMF-2	26.5000	63548
Scenario1	100Y024H	SMF-2	26.7500	63548
Scenario1	100Y024H	SMF-2	27.0000	63548
Scenario1	100Y024H	SMF-2	27.2500	63548
Scenario1	100Y024H	SMF-2	27.5000	63548
Scenario1	100Y024H	SMF-2	27.7503	63548
Scenario1	100Y024H	SMF-2	28.0000	63548
Scenario1	100Y024H	SMF-2	28.2511	63548
Scenario1	100Y024H	SMF-2	28.5007	63548
Scenario1	100Y024H	SMF-2	28.7514	63548
Scenario1	100Y024H	SMF-2	29.0009	63548
Scenario1	100Y024H	SMF-2	29.2510	63548
Scenario1	100Y024H	SMF-2	29.5042	63548
Scenario1	100Y024H	SMF-2	29.7536	63548

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-2	30.0009	63548
Scenario1	100Y024H	SMF-2	30.2520	63548
Scenario1	100Y024H	SMF-2	30.5016	63548
Scenario1	100Y024H	SMF-2	30.7516	63548
Scenario1	100Y024H	SMF-2	31.0026	63548
Scenario1	100Y024H	SMF-2	31.2508	63548
Scenario1	100Y024H	SMF-2	31.5020	63548
Scenario1	100Y024H	SMF-2	31.7527	63548
Scenario1	100Y024H	SMF-2	32.0023	63548
Scenario1	100Y024H	SMF-2	32.2525	63548
Scenario1	100Y024H	SMF-2	32.5018	63548
Scenario1	100Y024H	SMF-2	32.7508	63548
Scenario1	100Y024H	SMF-2	33.0006	63548
Scenario1	100Y024H	SMF-2	33.2500	63548
Scenario1	100Y024H	SMF-2	33.5001	63548
Scenario1	100Y024H	SMF-2	33.7511	63548
Scenario1	100Y024H	SMF-2	34.0002	63548
Scenario1	100Y024H	SMF-2	34.2561	63548
Scenario1	100Y024H	SMF-2	34.5076	63548
Scenario1	100Y024H	SMF-2	34.7576	63548
Scenario1	100Y024H	SMF-2	35.0026	63548
Scenario1	100Y024H	SMF-2	35.2576	63548
Scenario1	100Y024H	SMF-2	35.5019	63548
Scenario1	100Y024H	SMF-2	35.7534	63548
Scenario1	100Y024H	SMF-2	36.0044	63548
Scenario1	100Y024H	SMF-2	36.2534	63548
Scenario1	100Y024H	SMF-2	36.5034	63548
Scenario1	100Y024H	SMF-2	36.7534	63548
Scenario1	100Y024H	SMF-2	37.0034	63548
Scenario1	100Y024H	SMF-2	37.2534	63548
Scenario1	100Y024H	SMF-2	37.5034	63548
Scenario1	100Y024H	SMF-2	37.7534	63548
Scenario1	100Y024H	SMF-2	38.0034	63548
Scenario1	100Y024H	SMF-2	38.2534	63548
Scenario1	100Y024H	SMF-2	38.5034	63548
Scenario1	100Y024H	SMF-2	38.7534	63548
Scenario1	100Y024H	SMF-2	39.0034	63548
Scenario1	100Y024H	SMF-2	39.2534	63548
Scenario1	100Y024H	SMF-2	39.5034	63548
Scenario1	100Y024H	SMF-2	39.7534	63548
Scenario1	100Y024H	SMF-2	40.0034	63548

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-2	40.2534	63548
Scenario1	100Y024H	SMF-2	40.5034	63548
Scenario1	100Y024H	SMF-2	40.7534	63548
Scenario1	100Y024H	SMF-2	41.0034	63548
Scenario1	100Y024H	SMF-2	41.2534	63548
Scenario1	100Y024H	SMF-2	41.5034	63548
Scenario1	100Y024H	SMF-2	41.7534	63548
Scenario1	100Y024H	SMF-2	42.0034	63548
Scenario1	100Y024H	SMF-2	42.2534	63548
Scenario1	100Y024H	SMF-2	42.5034	63548
Scenario1	100Y024H	SMF-2	42.7534	63548
Scenario1	100Y024H	SMF-2	43.0034	63548
Scenario1	100Y024H	SMF-2	43.2534	63548
Scenario1	100Y024H	SMF-2	43.5034	63548
Scenario1	100Y024H	SMF-2	43.7534	63548
Scenario1	100Y024H	SMF-2	44.0034	63548
Scenario1	100Y024H	SMF-2	44.2534	63548
Scenario1	100Y024H	SMF-2	44.5034	63548
Scenario1	100Y024H	SMF-2	44.7534	63548
Scenario1	100Y024H	SMF-2	45.0034	63548
Scenario1	100Y024H	SMF-2	45.2534	63548
Scenario1	100Y024H	SMF-2	45.5034	63548
Scenario1	100Y024H	SMF-2	45.7534	63548
Scenario1	100Y024H	SMF-2	46.0034	63548
Scenario1	100Y024H	SMF-2	46.2534	63548
Scenario1	100Y024H	SMF-2	46.5034	63548
Scenario1	100Y024H	SMF-2	46.7534	63548
Scenario1	100Y024H	SMF-2	47.0034	63548
Scenario1	100Y024H	SMF-2	47.2534	63548
Scenario1	100Y024H	SMF-2	47.5034	63548
Scenario1	100Y024H	SMF-2	47.7534	63548
Scenario1	100Y024H	SMF-2	48.0001	63548
Scenario1	100Y024H	SMF-2	48.2518	63548
Scenario1	100Y024H	SMF-2	48.5022	63548
Scenario1	100Y024H	SMF-2	48.7517	63548
Scenario1	100Y024H	SMF-2	49.0049	63548
Scenario1	100Y024H	SMF-2	49.2515	63548
Scenario1	100Y024H	SMF-2	49.5003	63548
Scenario1	100Y024H	SMF-2	49.7507	63548
Scenario1	100Y024H	SMF-2	50.0025	63548
Scenario1	100Y024H	SMF-2	50.2549	63548

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-2	50.5039	63548
Scenario1	100Y024H	SMF-2	50.7525	63548
Scenario1	100Y024H	SMF-2	51.0009	63548
Scenario1	100Y024H	SMF-2	51.2539	63548
Scenario1	100Y024H	SMF-2	51.5029	63548
Scenario1	100Y024H	SMF-2	51.7529	63548
Scenario1	100Y024H	SMF-2	52.0029	63548
Scenario1	100Y024H	SMF-2	52.2529	63548
Scenario1	100Y024H	SMF-2	52.5029	63548
Scenario1	100Y024H	SMF-2	52.7529	63548
Scenario1	100Y024H	SMF-2	53.0029	63548
Scenario1	100Y024H	SMF-2	53.2529	63548
Scenario1	100Y024H	SMF-2	53.5029	63548
Scenario1	100Y024H	SMF-2	53.7529	63548
Scenario1	100Y024H	SMF-2	54.0029	63548
Scenario1	100Y024H	SMF-2	54.2529	63548
Scenario1	100Y024H	SMF-2	54.5029	63548
Scenario1	100Y024H	SMF-2	54.7511	63548
Scenario1	100Y024H	SMF-2	55.0012	63548
Scenario1	100Y024H	SMF-2	55.2570	63548
Scenario1	100Y024H	SMF-2	55.5013	63548
Scenario1	100Y024H	SMF-2	55.7539	63548
Scenario1	100Y024H	SMF-2	56.0028	63548
Scenario1	100Y024H	SMF-2	56.2528	63548
Scenario1	100Y024H	SMF-2	56.5014	63548
Scenario1	100Y024H	SMF-2	56.7508	63548
Scenario1	100Y024H	SMF-2	57.0019	63548
Scenario1	100Y024H	SMF-2	57.2544	63548
Scenario1	100Y024H	SMF-2	57.5034	63548
Scenario1	100Y024H	SMF-2	57.7534	63548
Scenario1	100Y024H	SMF-2	58.0052	63548
Scenario1	100Y024H	SMF-2	58.2572	63548
Scenario1	100Y024H	SMF-2	58.5012	63548
Scenario1	100Y024H	SMF-2	58.7527	63548
Scenario1	100Y024H	SMF-2	59.0047	63548
Scenario1	100Y024H	SMF-2	59.2529	63548
Scenario1	100Y024H	SMF-2	59.5029	63548
Scenario1	100Y024H	SMF-2	59.7529	63548
Scenario1	100Y024H	SMF-2	60.0029	63548
Scenario1	100Y024H	SMF-2	60.2529	63548
Scenario1	100Y024H	SMF-2	60.5030	63548

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-2	60.7556	63548
Scenario1	100Y024H	SMF-2	61.0048	63548
Scenario1	100Y024H	SMF-2	61.2511	63548
Scenario1	100Y024H	SMF-2	61.5039	63548
Scenario1	100Y024H	SMF-2	61.7537	63548
Scenario1	100Y024H	SMF-2	62.0018	63548
Scenario1	100Y024H	SMF-2	62.2521	63548
Scenario1	100Y024H	SMF-2	62.5006	63548
Scenario1	100Y024H	SMF-2	62.7506	63548
Scenario1	100Y024H	SMF-2	63.0047	63548
Scenario1	100Y024H	SMF-2	63.2504	63548
Scenario1	100Y024H	SMF-2	63.5004	63548
Scenario1	100Y024H	SMF-2	63.7531	63548
Scenario1	100Y024H	SMF-2	64.0046	63548
Scenario1	100Y024H	SMF-2	64.2547	63548
Scenario1	100Y024H	SMF-2	64.5069	63548
Scenario1	100Y024H	SMF-2	64.7542	63548
Scenario1	100Y024H	SMF-2	65.0067	63548
Scenario1	100Y024H	SMF-2	65.2530	63548
Scenario1	100Y024H	SMF-2	65.5082	63548
Scenario1	100Y024H	SMF-2	65.7513	63548
Scenario1	100Y024H	SMF-2	66.0005	63548
Scenario1	100Y024H	SMF-2	66.2528	63548
Scenario1	100Y024H	SMF-2	66.5073	63548
Scenario1	100Y024H	SMF-2	66.7535	63548
Scenario1	100Y024H	SMF-2	67.0079	63548
Scenario1	100Y024H	SMF-2	67.2558	63548
Scenario1	100Y024H	SMF-2	67.5012	63548
Scenario1	100Y024H	SMF-2	67.7570	63548
Scenario1	100Y024H	SMF-2	68.0030	63548
Scenario1	100Y024H	SMF-2	68.2554	63548
Scenario1	100Y024H	SMF-2	68.5022	63548
Scenario1	100Y024H	SMF-2	68.7529	63548
Scenario1	100Y024H	SMF-2	69.0061	63548
Scenario1	100Y024H	SMF-2	69.2561	63548
Scenario1	100Y024H	SMF-2	69.5061	63548
Scenario1	100Y024H	SMF-2	69.7561	63548
Scenario1	100Y024H	SMF-2	70.0061	63548
Scenario1	100Y024H	SMF-2	70.2561	63548
Scenario1	100Y024H	SMF-2	70.5061	63548
Scenario1	100Y024H	SMF-2	70.7561	63548

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-2	71.0061	63548
Scenario1	100Y024H	SMF-2	71.2561	63548
Scenario1	100Y024H	SMF-2	71.5061	63548
Scenario1	100Y024H	SMF-2	71.7561	63548
Scenario1	100Y024H	SMF-2	72.0061	63548
Scenario1	100Y024H	SMF-2	72.2561	63548
Scenario1	100Y024H	SMF-2	72.5061	63548
Scenario1	100Y024H	SMF-2	72.7561	63548
Scenario1	100Y024H	SMF-2	73.0061	63548
Scenario1	100Y024H	SMF-2	73.2561	63548
Scenario1	100Y024H	SMF-2	73.5061	63548
Scenario1	100Y024H	SMF-2	73.7561	63548
Scenario1	100Y024H	SMF-2	74.0061	63548
Scenario1	100Y024H	SMF-2	74.2561	63548
Scenario1	100Y024H	SMF-2	74.5061	63548
Scenario1	100Y024H	SMF-2	74.7561	63548
Scenario1	100Y024H	SMF-2	75.0061	63548
Scenario1	100Y024H	SMF-2	75.2561	63548
Scenario1	100Y024H	SMF-2	75.5061	63548
Scenario1	100Y024H	SMF-2	75.7561	63548
Scenario1	100Y024H	SMF-2	76.0061	63548
Scenario1	100Y024H	SMF-2	76.2561	63548
Scenario1	100Y024H	SMF-2	76.5061	63548
Scenario1	100Y024H	SMF-2	76.7561	63548
Scenario1	100Y024H	SMF-2	77.0061	63548
Scenario1	100Y024H	SMF-2	77.2561	63548
Scenario1	100Y024H	SMF-2	77.5061	63548
Scenario1	100Y024H	SMF-2	77.7561	63548
Scenario1	100Y024H	SMF-2	78.0061	63548
Scenario1	100Y024H	SMF-2	78.2561	63548
Scenario1	100Y024H	SMF-2	78.5061	63548
Scenario1	100Y024H	SMF-2	78.7561	63548
Scenario1	100Y024H	SMF-2	79.0061	63548
Scenario1	100Y024H	SMF-2	79.2561	63548
Scenario1	100Y024H	SMF-2	79.5061	63548
Scenario1	100Y024H	SMF-2	79.7561	63548
Scenario1	100Y024H	SMF-2	80.0061	63548
Scenario1	100Y024H	SMF-2	80.2561	63548
Scenario1	100Y024H	SMF-2	80.5061	63548
Scenario1	100Y024H	SMF-2	80.7561	63548
Scenario1	100Y024H	SMF-2	81.0061	63548

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-2	81.2561	63548
Scenario1	100Y024H	SMF-2	81.5061	63548
Scenario1	100Y024H	SMF-2	81.7561	63548
Scenario1	100Y024H	SMF-2	82.0061	63548
Scenario1	100Y024H	SMF-2	82.2561	63548
Scenario1	100Y024H	SMF-2	82.5061	63548
Scenario1	100Y024H	SMF-2	82.7561	63548
Scenario1	100Y024H	SMF-2	83.0061	63548
Scenario1	100Y024H	SMF-2	83.2561	63548
Scenario1	100Y024H	SMF-2	83.5061	63548
Scenario1	100Y024H	SMF-2	83.7561	63548
Scenario1	100Y024H	SMF-2	84.0061	63548
Scenario1	100Y024H	SMF-2	84.2561	63548
Scenario1	100Y024H	SMF-2	84.5061	63548
Scenario1	100Y024H	SMF-2	84.7561	63548
Scenario1	100Y024H	SMF-2	85.0061	63548
Scenario1	100Y024H	SMF-2	85.2561	63548
Scenario1	100Y024H	SMF-2	85.5061	63548
Scenario1	100Y024H	SMF-2	85.7561	63548
Scenario1	100Y024H	SMF-2	86.0061	63548
Scenario1	100Y024H	SMF-2	86.2561	63548
Scenario1	100Y024H	SMF-2	86.5061	63548
Scenario1	100Y024H	SMF-2	86.7561	63548
Scenario1	100Y024H	SMF-2	87.0061	63548
Scenario1	100Y024H	SMF-2	87.2561	63548
Scenario1	100Y024H	SMF-2	87.5061	63548
Scenario1	100Y024H	SMF-2	87.7561	63548
Scenario1	100Y024H	SMF-2	88.0061	63548
Scenario1	100Y024H	SMF-2	88.2561	63548
Scenario1	100Y024H	SMF-2	88.5061	63548
Scenario1	100Y024H	SMF-2	88.7561	63548
Scenario1	100Y024H	SMF-2	89.0061	63548
Scenario1	100Y024H	SMF-2	89.2561	63548
Scenario1	100Y024H	SMF-2	89.5061	63548
Scenario1	100Y024H	SMF-2	89.7561	63548
Scenario1	100Y024H	SMF-2	90.0061	63548
Scenario1	100Y024H	SMF-2	90.2561	63548
Scenario1	100Y024H	SMF-2	90.5061	63548
Scenario1	100Y024H	SMF-2	90.7561	63548
Scenario1	100Y024H	SMF-2	91.0061	63548
Scenario1	100Y024H	SMF-2	91.2561	63548

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-2	91.5061	63548
Scenario1	100Y024H	SMF-2	91.7561	63548
Scenario1	100Y024H	SMF-2	92.0061	63548
Scenario1	100Y024H	SMF-2	92.2561	63548
Scenario1	100Y024H	SMF-2	92.5061	63548
Scenario1	100Y024H	SMF-2	92.7561	63548
Scenario1	100Y024H	SMF-2	93.0061	63548
Scenario1	100Y024H	SMF-2	93.2561	63548
Scenario1	100Y024H	SMF-2	93.5061	63548
Scenario1	100Y024H	SMF-2	93.7561	63548
Scenario1	100Y024H	SMF-2	94.0061	63548
Scenario1	100Y024H	SMF-2	94.2561	63548
Scenario1	100Y024H	SMF-2	94.5061	63548
Scenario1	100Y024H	SMF-2	94.7561	63548
Scenario1	100Y024H	SMF-2	95.0061	63548
Scenario1	100Y024H	SMF-2	95.2561	63548
Scenario1	100Y024H	SMF-2	95.5061	63548
Scenario1	100Y024H	SMF-2	95.7561	63548
Scenario1	100Y024H	SMF-2	96.0061	63548
Scenario1	100Y024H	SMF-2	96.2561	63548
Scenario1	100Y024H	SMF-2	96.5061	63548
Scenario1	100Y024H	SMF-2	96.7561	63548
Scenario1	100Y024H	SMF-2	97.0061	63548
Scenario1	100Y024H	SMF-2	97.2561	63548
Scenario1	100Y024H	SMF-2	97.5061	63548
Scenario1	100Y024H	SMF-2	97.7561	63548
Scenario1	100Y024H	SMF-2	98.0061	63548
Scenario1	100Y024H	SMF-2	98.2561	63548
Scenario1	100Y024H	SMF-2	98.5061	63548
Scenario1	100Y024H	SMF-2	98.7561	63548
Scenario1	100Y024H	SMF-2	99.0061	63548
Scenario1	100Y024H	SMF-2	99.2561	63548
Scenario1	100Y024H	SMF-2	99.5061	63548
Scenario1	100Y024H	SMF-2	99.7561	63548
Scenario1	100Y024H	SMF-2	100.0061	63548
Scenario1	100Y024H	SMF-2	100.2561	63548
Scenario1	100Y024H	SMF-2	100.5061	63548
Scenario1	100Y024H	SMF-2	100.7561	63548
Scenario1	100Y024H	SMF-2	101.0061	63548
Scenario1	100Y024H	SMF-2	101.2561	63548
Scenario1	100Y024H	SMF-2	101.5061	63548

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-2	101.7561	63548
Scenario1	100Y024H	SMF-2	102.0061	63548
Scenario1	100Y024H	SMF-2	102.2561	63548
Scenario1	100Y024H	SMF-2	102.5061	63548
Scenario1	100Y024H	SMF-2	102.7561	63548
Scenario1	100Y024H	SMF-2	103.0061	63548
Scenario1	100Y024H	SMF-2	103.2561	63548
Scenario1	100Y024H	SMF-2	103.5061	63548
Scenario1	100Y024H	SMF-2	103.7561	63548
Scenario1	100Y024H	SMF-2	104.0061	63548
Scenario1	100Y024H	SMF-2	104.2561	63548
Scenario1	100Y024H	SMF-2	104.5061	63548
Scenario1	100Y024H	SMF-2	104.7561	63548
Scenario1	100Y024H	SMF-2	105.0061	63548
Scenario1	100Y024H	SMF-2	105.2561	63548
Scenario1	100Y024H	SMF-2	105.5061	63548
Scenario1	100Y024H	SMF-2	105.7561	63548
Scenario1	100Y024H	SMF-2	106.0061	63548
Scenario1	100Y024H	SMF-2	106.2561	63548
Scenario1	100Y024H	SMF-2	106.5061	63548
Scenario1	100Y024H	SMF-2	106.7561	63548
Scenario1	100Y024H	SMF-2	107.0061	63548
Scenario1	100Y024H	SMF-2	107.2561	63548
Scenario1	100Y024H	SMF-2	107.5061	63548
Scenario1	100Y024H	SMF-2	107.7561	63548
Scenario1	100Y024H	SMF-2	108.0061	63548
Scenario1	100Y024H	SMF-2	108.2561	63548
Scenario1	100Y024H	SMF-2	108.5061	63548
Scenario1	100Y024H	SMF-2	108.7561	63548
Scenario1	100Y024H	SMF-2	109.0061	63548
Scenario1	100Y024H	SMF-2	109.2561	63548
Scenario1	100Y024H	SMF-2	109.5061	63548
Scenario1	100Y024H	SMF-2	109.7561	63548
Scenario1	100Y024H	SMF-2	110.0061	63548
Scenario1	100Y024H	SMF-2	110.2561	63548
Scenario1	100Y024H	SMF-2	110.5061	63548
Scenario1	100Y024H	SMF-2	110.7561	63548
Scenario1	100Y024H	SMF-2	111.0061	63548
Scenario1	100Y024H	SMF-2	111.2561	63548
Scenario1	100Y024H	SMF-2	111.5061	63548
Scenario1	100Y024H	SMF-2	111.7561	63548

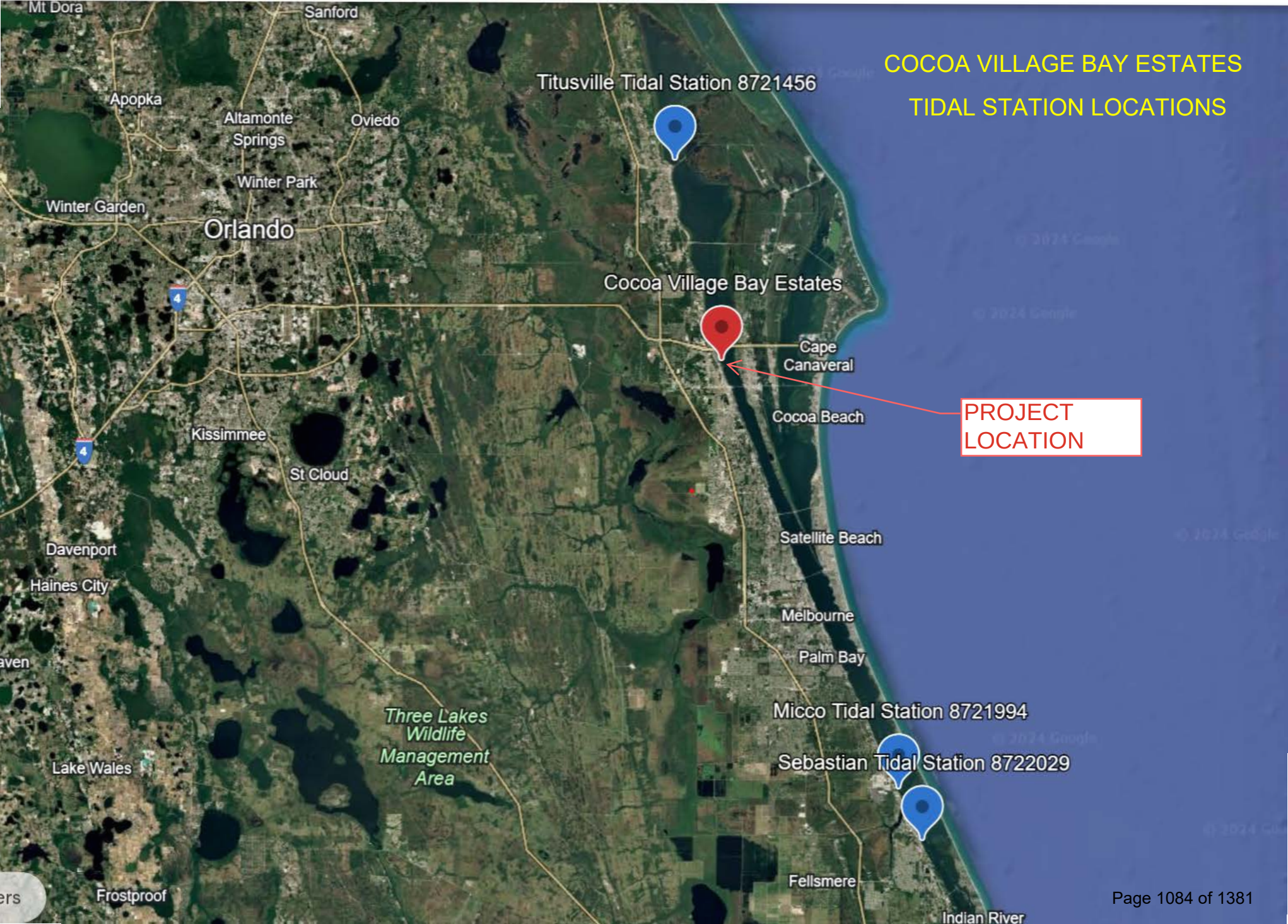
Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-2	112.0061	63548
Scenario1	100Y024H	SMF-2	112.2506	63548
Scenario1	100Y024H	SMF-2	112.5016	63548
Scenario1	100Y024H	SMF-2	112.7506	63548
Scenario1	100Y024H	SMF-2	113.0014	63548
Scenario1	100Y024H	SMF-2	113.2535	63548
Scenario1	100Y024H	SMF-2	113.5005	63548
Scenario1	100Y024H	SMF-2	113.7501	63548
Scenario1	100Y024H	SMF-2	114.0027	63548
Scenario1	100Y024H	SMF-2	114.2545	63548
Scenario1	100Y024H	SMF-2	114.5019	63548
Scenario1	100Y024H	SMF-2	114.7511	63548
Scenario1	100Y024H	SMF-2	115.0025	63548
Scenario1	100Y024H	SMF-2	115.2546	63548
Scenario1	100Y024H	SMF-2	115.5026	63548
Scenario1	100Y024H	SMF-2	115.7507	63548
Scenario1	100Y024H	SMF-2	116.0024	63548
Scenario1	100Y024H	SMF-2	116.2509	63548
Scenario1	100Y024H	SMF-2	116.5015	63548
Scenario1	100Y024H	SMF-2	116.7563	63548
Scenario1	100Y024H	SMF-2	117.0001	63548
Scenario1	100Y024H	SMF-2	117.2508	63548
Scenario1	100Y024H	SMF-2	117.5030	63548
Scenario1	100Y024H	SMF-2	117.7529	63548
Scenario1	100Y024H	SMF-2	118.0037	63548
Scenario1	100Y024H	SMF-2	118.2537	63548
Scenario1	100Y024H	SMF-2	118.5005	63548
Scenario1	100Y024H	SMF-2	118.7533	63548
Scenario1	100Y024H	SMF-2	119.0009	63548
Scenario1	100Y024H	SMF-2	119.2565	63548
Scenario1	100Y024H	SMF-2	119.5052	63548
Scenario1	100Y024H	SMF-2	119.7528	63548
Scenario1	100Y024H	SMF-2	120.0062	63548
Scenario1	100Y024H	SMF-2	120.2504	63548
Scenario1	100Y024H	SMF-2	120.5002	63548
Scenario1	100Y024H	SMF-2	120.7526	63548
Scenario1	100Y024H	SMF-2	121.0055	63548
Scenario1	100Y024H	SMF-2	121.2542	63548
Scenario1	100Y024H	SMF-2	121.5007	63548
Scenario1	100Y024H	SMF-2	121.7530	63548
Scenario1	100Y024H	SMF-2	122.0000	63548

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-2	122.2567	63548
Scenario1	100Y024H	SMF-2	122.5057	63548
Scenario1	100Y024H	SMF-2	122.7541	63548
Scenario1	100Y024H	SMF-2	123.0056	63548
Scenario1	100Y024H	SMF-2	123.2502	63548
Scenario1	100Y024H	SMF-2	123.5022	63548
Scenario1	100Y024H	SMF-2	123.7542	63548
Scenario1	100Y024H	SMF-2	124.0041	63548
Scenario1	100Y024H	SMF-2	124.2550	63548
Scenario1	100Y024H	SMF-2	124.5001	63548
Scenario1	100Y024H	SMF-2	124.7503	63548
Scenario1	100Y024H	SMF-2	125.0003	63548
Scenario1	100Y024H	SMF-2	125.2517	63548
Scenario1	100Y024H	SMF-2	125.5015	63548
Scenario1	100Y024H	SMF-2	125.7526	63548
Scenario1	100Y024H	SMF-2	126.0033	63548
Scenario1	100Y024H	SMF-2	126.2533	63548
Scenario1	100Y024H	SMF-2	126.5024	63548
Scenario1	100Y024H	SMF-2	126.7544	63548
Scenario1	100Y024H	SMF-2	127.0036	63548
Scenario1	100Y024H	SMF-2	127.2539	63548
Scenario1	100Y024H	SMF-2	127.5029	63548
Scenario1	100Y024H	SMF-2	127.7544	63548
Scenario1	100Y024H	SMF-2	128.0038	63548
Scenario1	100Y024H	SMF-2	128.2559	63548
Scenario1	100Y024H	SMF-2	128.5049	63548
Scenario1	100Y024H	SMF-2	128.7551	63548
Scenario1	100Y024H	SMF-2	129.0018	63548
Scenario1	100Y024H	SMF-2	129.2506	63548
Scenario1	100Y024H	SMF-2	129.5011	63548
Scenario1	100Y024H	SMF-2	129.7501	63548
Scenario1	100Y024H	SMF-2	130.0056	63548
Scenario1	100Y024H	SMF-2	130.2507	63548
Scenario1	100Y024H	SMF-2	130.5052	63548
Scenario1	100Y024H	SMF-2	130.7554	63548
Scenario1	100Y024H	SMF-2	131.0007	63548
Scenario1	100Y024H	SMF-2	131.2523	63548
Scenario1	100Y024H	SMF-2	131.5017	63548
Scenario1	100Y024H	SMF-2	131.7501	63548
Scenario1	100Y024H	SMF-2	132.0029	63548
Scenario1	100Y024H	SMF-2	132.2513	63548

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-2	132.5035	63548
Scenario1	100Y024H	SMF-2	132.7510	63548
Scenario1	100Y024H	SMF-2	133.0026	63548
Scenario1	100Y024H	SMF-2	133.2526	63548
Scenario1	100Y024H	SMF-2	133.5021	63548
Scenario1	100Y024H	SMF-2	133.7548	63548
Scenario1	100Y024H	SMF-2	134.0003	63548
Scenario1	100Y024H	SMF-2	134.2506	63548
Scenario1	100Y024H	SMF-2	134.5008	63548
Scenario1	100Y024H	SMF-2	134.7500	63548
Scenario1	100Y024H	SMF-2	135.0011	63548
Scenario1	100Y024H	SMF-2	135.2554	63548
Scenario1	100Y024H	SMF-2	135.5015	63548
Scenario1	100Y024H	SMF-2	135.7513	63548
Scenario1	100Y024H	SMF-2	136.0031	63548
Scenario1	100Y024H	SMF-2	136.2503	63548
Scenario1	100Y024H	SMF-2	136.5015	63548
Scenario1	100Y024H	SMF-2	136.7514	63548
Scenario1	100Y024H	SMF-2	137.0051	63548
Scenario1	100Y024H	SMF-2	137.2531	63548
Scenario1	100Y024H	SMF-2	137.5038	63548
Scenario1	100Y024H	SMF-2	137.7534	63548
Scenario1	100Y024H	SMF-2	138.0004	63548
Scenario1	100Y024H	SMF-2	138.2527	63548
Scenario1	100Y024H	SMF-2	138.5036	63548
Scenario1	100Y024H	SMF-2	138.7514	63548
Scenario1	100Y024H	SMF-2	139.0028	63548
Scenario1	100Y024H	SMF-2	139.2523	63548
Scenario1	100Y024H	SMF-2	139.5013	63548
Scenario1	100Y024H	SMF-2	139.7534	63548
Scenario1	100Y024H	SMF-2	140.0031	63548
Scenario1	100Y024H	SMF-2	140.2546	63548
Scenario1	100Y024H	SMF-2	140.5034	63548
Scenario1	100Y024H	SMF-2	140.7519	63548
Scenario1	100Y024H	SMF-2	141.0041	63548
Scenario1	100Y024H	SMF-2	141.2515	63548
Scenario1	100Y024H	SMF-2	141.5006	63548
Scenario1	100Y024H	SMF-2	141.7544	63548
Scenario1	100Y024H	SMF-2	142.0040	63548
Scenario1	100Y024H	SMF-2	142.2506	63548
Scenario1	100Y024H	SMF-2	142.5040	63548

Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-2	142.7528	63548
Scenario1	100Y024H	SMF-2	143.0055	63548
Scenario1	100Y024H	SMF-2	143.2527	63548
Scenario1	100Y024H	SMF-2	143.5025	63548
Scenario1	100Y024H	SMF-2	143.7547	63548
Scenario1	100Y024H	SMF-2	144.0015	63548

INDIAN RIVER TIDAL DATA /
FEMA STILLWATER ELEVATIONS


COCOA VILLAGE BAY ESTATES
TIDAL STATION LOCATIONS
Titusville Tidal Station 8721456
Cocoa Village Bay Estates
PROJECT LOCATION
Micco Tidal Station 8721994
Sebastian Tidal Station 8722029
Mt Dora
Sanford
Apopka
Altamonte Springs
Oviedo
Winter Park
Winter Garden
Orlando
Kissimmee
St Cloud
Davenport
Haines City
Lake Wales
Frostproof
Three Lakes Wildlife Management Area
Cape Canaveral
Cocoa Beach
Satellite Beach
Melbourne
Palm Bay
Fellsmere
Indian River

Datums for 8721456, TITUSVILLE, INDIAN RIVER FL

NOTICE: All data values are relative to the NAVD88.

Elevations on NAVD88

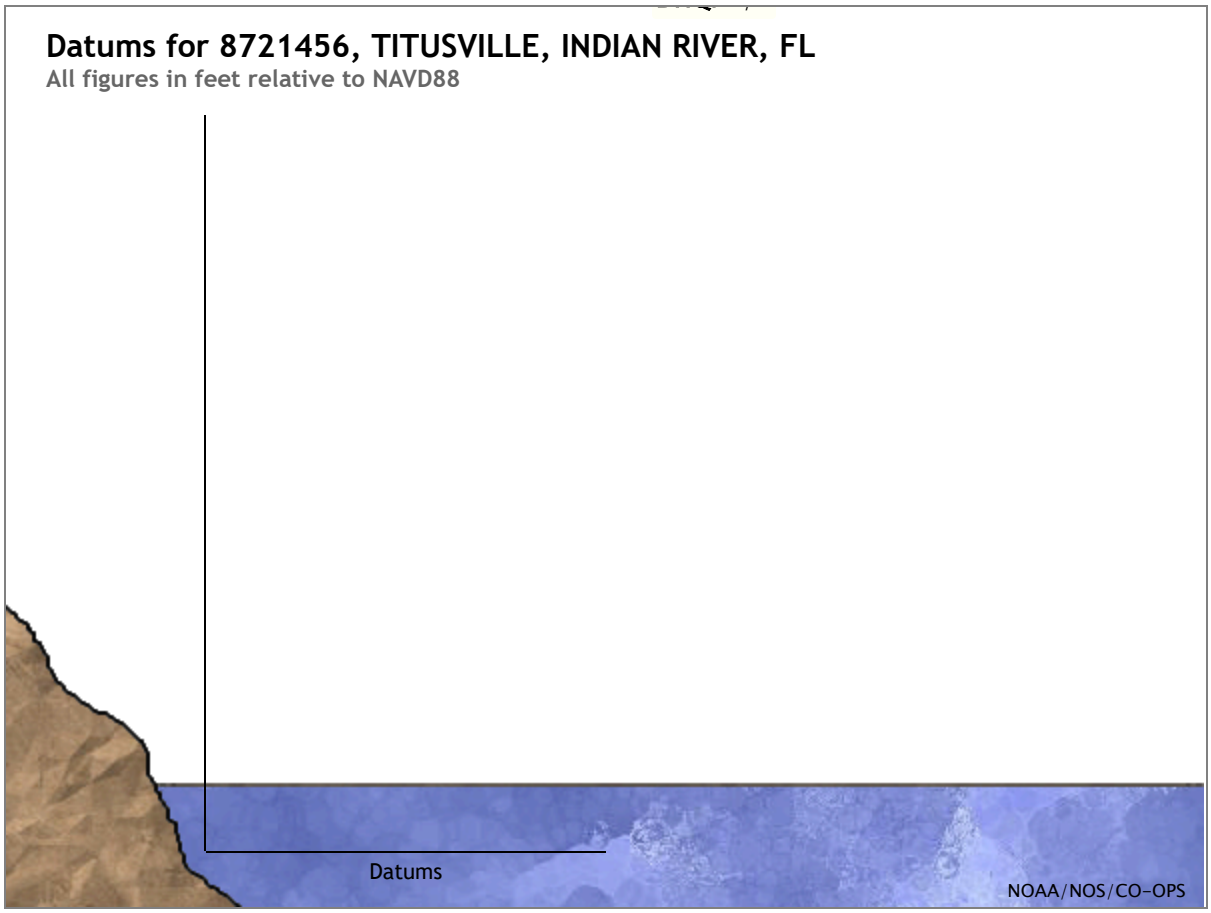
Station: 8721456, TITUSVILLE, INDIAN RIVER, FL
Status: Accepted (Jan 27 2005)
Units: Feet
Control Station: 8720220 Mayport (Ferry Depot), FL
T.M.: 75
Epoch: (/datum_options.html#NTDE) 1983-2001
Datum: NAVD88

Datum	Value	Description
MHHW (/datum_options.html#MHHW)		Mean Higher-High Water
MHW (/datum_options.html#MHW)		Mean High Water
MTL (/datum_options.html#MTL)		Mean Tide Level
MSL (/datum_options.html#MSL)	-0.70	Mean Sea Level
DTL (/datum_options.html#DTL)		Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)		Mean Low Water
MLLW (/datum_options.html#MLLW)		Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-4.71	Station Datum
GT (/datum_options.html#GT)		Great Diurnal Range
MN (/datum_options.html#MN)		Mean Range of Tide
DHQ (/datum_options.html#DHQ)		Mean Diurnal High Water Inequality
DLQ (/datum_options.html#DLQ)		Mean Diurnal Low Water Inequality

Datum	Value	Description
HWI (/datum_options.html#HWI)		Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)		Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)	0.37	Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)	10/20/1970 00:00	Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)	-2.30	Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)	02/04/1978 00:00	Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)		Highest Astronomical Tide
HAT Date & Time		HAT Date and Time
LAT (/datum_options.html#LAT)		Lowest Astronomical Tide
LAT Date & Time		LAT Date and Time

Tidal Datum Analysis Periods

12/01/1979 - 11/30/1983



Showing datums for

8721456 TITUSVILLE, INDIA…

Datum

NAVD88

Data Units ◉ Feet
○ Meters

Epoch ◉ Present (1983-2001)
○ Superseded (1960-1978)

Submit

Show nearby stations

Products available at 8721456 TITUSVILLE, INDIAN RIVER, FL

TIDES/WATER LEVELS

Water Levels

NOAA Tide Predictions

Harmonic Constituents

Sea Level Trends

Datums (/datums.html?id=8721456)

Bench Mark Sheets (/benchmarks.html?id=8721456)

Extreme Water Levels (/est/est_station.shtml?stnid=8721456)

Reports (/reports.html?id=8721456)

METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

PORTS®

This station is not a member of PORTS®

OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

INFORMATION

Station Home Page (/stationhome.html?id=8721456)

Data Inventory (/inventory.html?id=8721456)

Datums for 8721994, MICCO, INDIAN RIVER FL

NOTICE: All data values are relative to the NAVD88.

Elevations on NAVD88

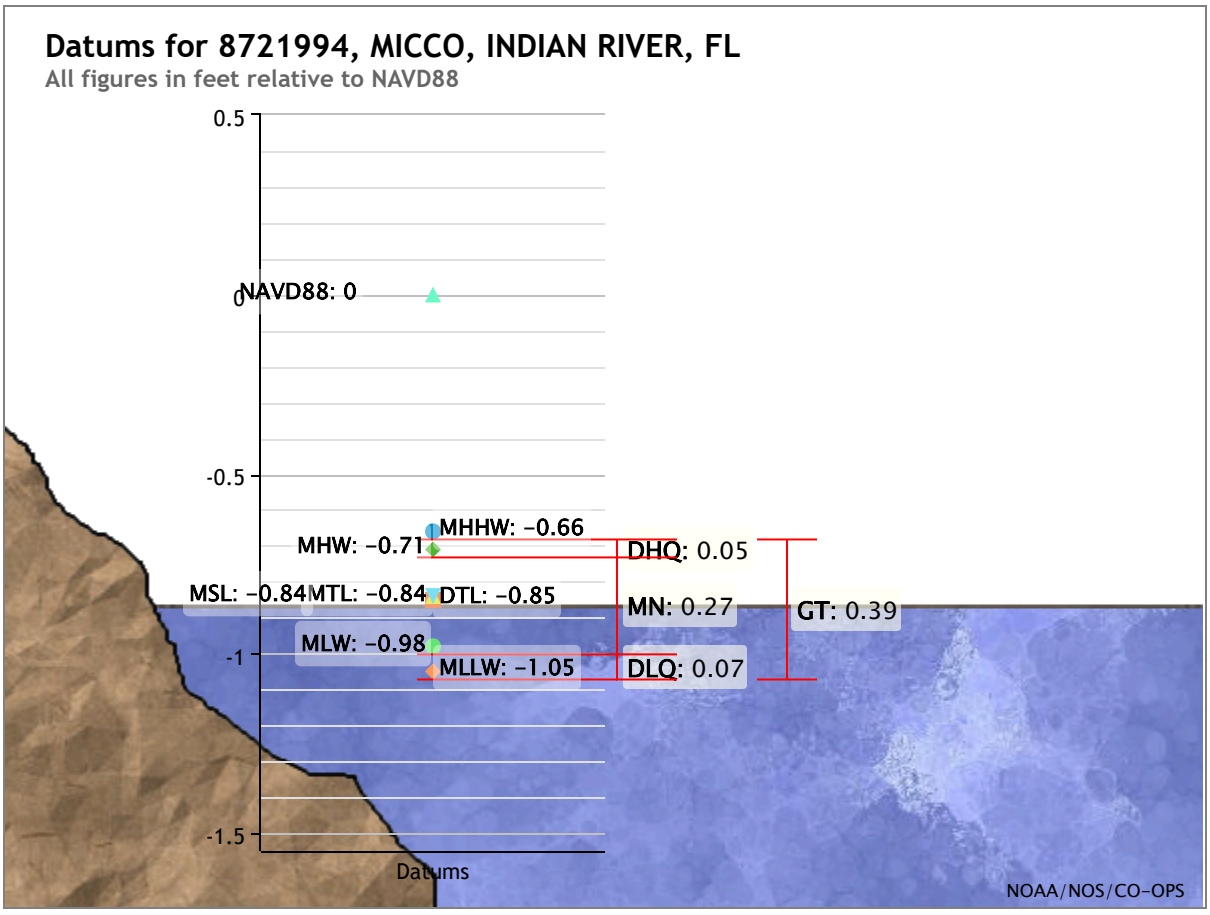
Station: 8721994, MICCO, INDIAN RIVER, FL
Status: Accepted (Dec 23 2009)
Units: Feet
Control Station: 8722029 SEBASTIAN, INDIAN RIVER, FL
T.M.: 75
Epoch: (/datum_options.html#NTDE) 1983-2001
Datum: NAVD88

Datum	Value	Description
MHHW (/datum_options.html#MHHW)	-0.66	Mean Higher-High Water
MHW (/datum_options.html#MHW)	-0.71	Mean High Water
MTL (/datum_options.html#MTL)	-0.84	Mean Tide Level
MSL (/datum_options.html#MSL)	-0.84	Mean Sea Level
DTL (/datum_options.html#DTL)	-0.85	Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)	-0.98	Mean Low Water
MLLW (/datum_options.html#MLLW)	-1.05	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-4.42	Station Datum
GT (/datum_options.html#GT)	0.39	Great Diurnal Range
MN (/datum_options.html#MN)	0.27	Mean Range of Tide
DHQ (/datum_options.html#DHQ)	0.05	Mean Diurnal High Water Inequality
DLQ (/datum_options.html#DLQ)	0.07	Mean Diurnal Low Water Inequality

Datum	Value	Description
HWI (/datum_options.html#HWI)	2.39	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	9.37	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)		Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)		Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)		Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)		Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)		Highest Astronomical Tide
HAT Date & Time		HAT Date and Time
LAT (/datum_options.html#LAT)		Lowest Astronomical Tide
LAT Date & Time		LAT Date and Time

Tidal Datum Analysis Periods

04/01/1972 - 04/30/1972



Showing datums for

8721994 MICCO, INDIAN RI…

Datum

NAVD88

Data Units (•) Feet
( ) Meters

Epoch (•) Present (1983-2001)
( ) Superseded (1960-1978)

Submit

Show nearby stations

Products available at 8721994 MICCO, INDIAN RIVER, FL

TIDES/WATER LEVELS

Water Levels

NOAA Tide Predictions (/noaatidepredictions.html?id=8721994)

Harmonic Constituents

Sea Level Trends

Datums (/datums.html?id=8721994)

Bench Mark Sheets (/benchmarks.html?id=8721994)

Extreme Water Levels (/est/est_station.shtml?stnid=8721994)

Reports (/reports.html?id=8721994)

METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

PORTS®

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OPERATIONAL FORECAST SYSTEMS

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INFORMATION

Station Home Page (/stationhome.html?id=8721994)

Data Inventory (/inventory.html?id=8721994)

Measurement Specifications (/measure.html)

Datums for 8722029, SEBASTIAN, INDIAN RIVER FL

NOTICE: All data values are relative to the NAVD88.

Elevations on NAVD88

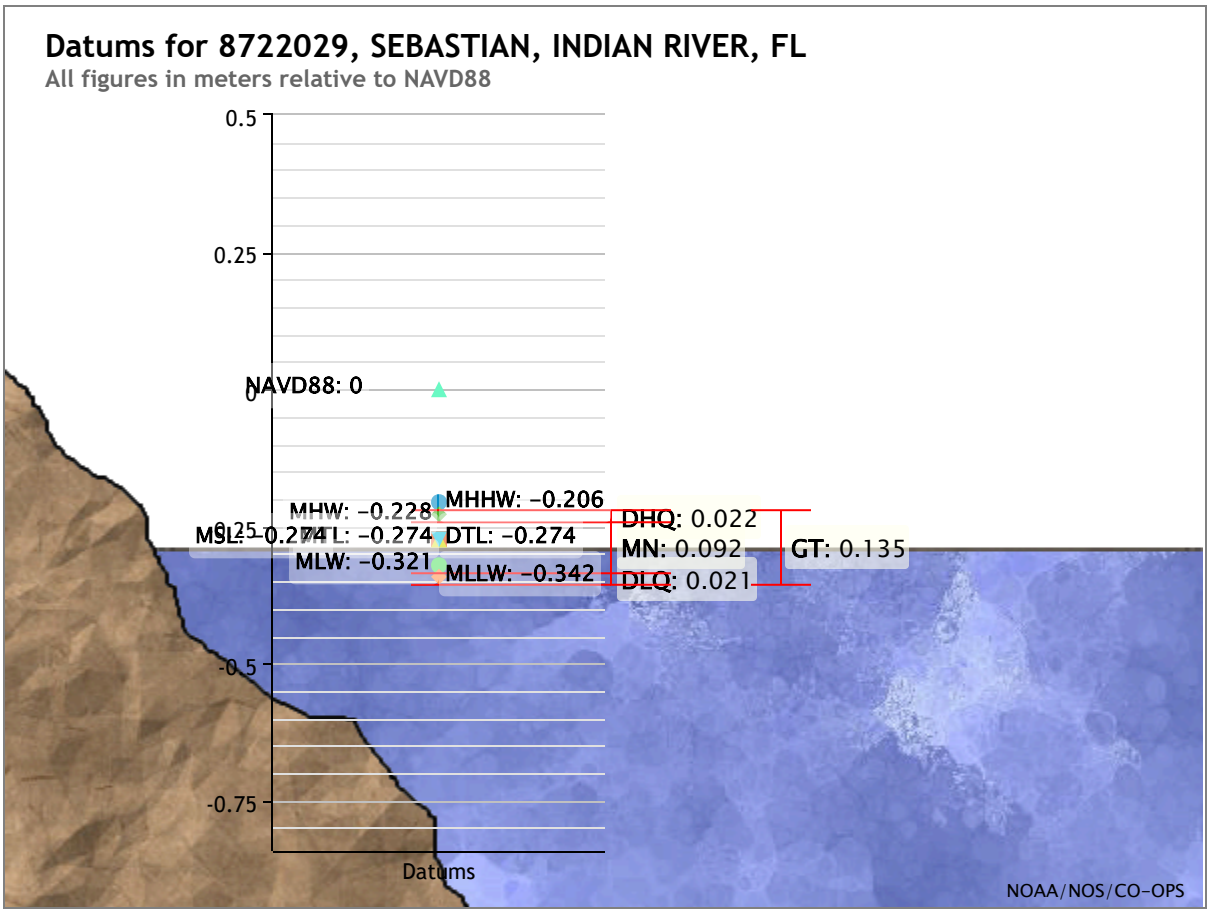
Station: 8722029, SEBASTIAN, INDIAN RIVER, FL
Status: Accepted (Feb 10 2011)
Units: Meters
Control Station: 8723170 Miami Beach, FL
T.M.: 75
Epoch: (/datum_options.html#NTDE) 1983-2001
Datum: NAVD88

Datum	Value	Description
MHHW (/datum_options.html#MHHW)	-0.206	Mean Higher-High Water
MHW (/datum_options.html#MHW)	-0.228	Mean High Water
MTL (/datum_options.html#MTL)	-0.274	Mean Tide Level
MSL (/datum_options.html#MSL)	-0.274	Mean Sea Level
DTL (/datum_options.html#DTL)	-0.274	Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)	-0.321	Mean Low Water
MLLW (/datum_options.html#MLLW)	-0.342	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.000	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-1.333	Station Datum
GT (/datum_options.html#GT)	0.135	Great Diurnal Range
MN (/datum_options.html#MN)	0.092	Mean Range of Tide
DHQ (/datum_options.html#DHQ)	0.022	Mean Diurnal High Water Inequality
DLQ (/datum_options.html#DLQ)	0.021	Mean Diurnal Low Water Inequality

Datum	Value	Description
HWI (/datum_options.html#HWI)	2.680	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	9.570	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)	0.359	Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)	10/19/1973 00:00	Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)	-0.726	Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)	03/05/1970 15:12	Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)		Highest Astronomical Tide
HAT Date & Time		HAT Date and Time
LAT (/datum_options.html#LAT)		Lowest Astronomical Tide
LAT Date & Time		LAT Date and Time

Tidal Datum Analysis Periods

08/01/1969 - 07/31/1970
09/01/1972 - 08/31/1973



Showing datums for

8722029 SEBASTIAN, INDIA…

Datum

NAVD88

Data Units ○ Feet
● Meters

Epoch ● Present (1983-2001)
○ Superseded (1960-1978)

Submit

Show nearby stations

Products available at 8722029 SEBASTIAN, INDIAN RIVER, FL

TIDES/WATER LEVELS

Water Levels

NOAA Tide Predictions (/noaatidepredictions.html?id=8722029)

Harmonic Constituents

Sea Level Trends

Datums (/datums.html?id=8722029)

Bench Mark Sheets (/benchmarks.html?id=8722029)

Extreme Water Levels (/est/est_station.shtml?stnid=8722029)

Reports (/reports.html?id=8722029)

METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

PORTS®

This station is not a member of PORTS®

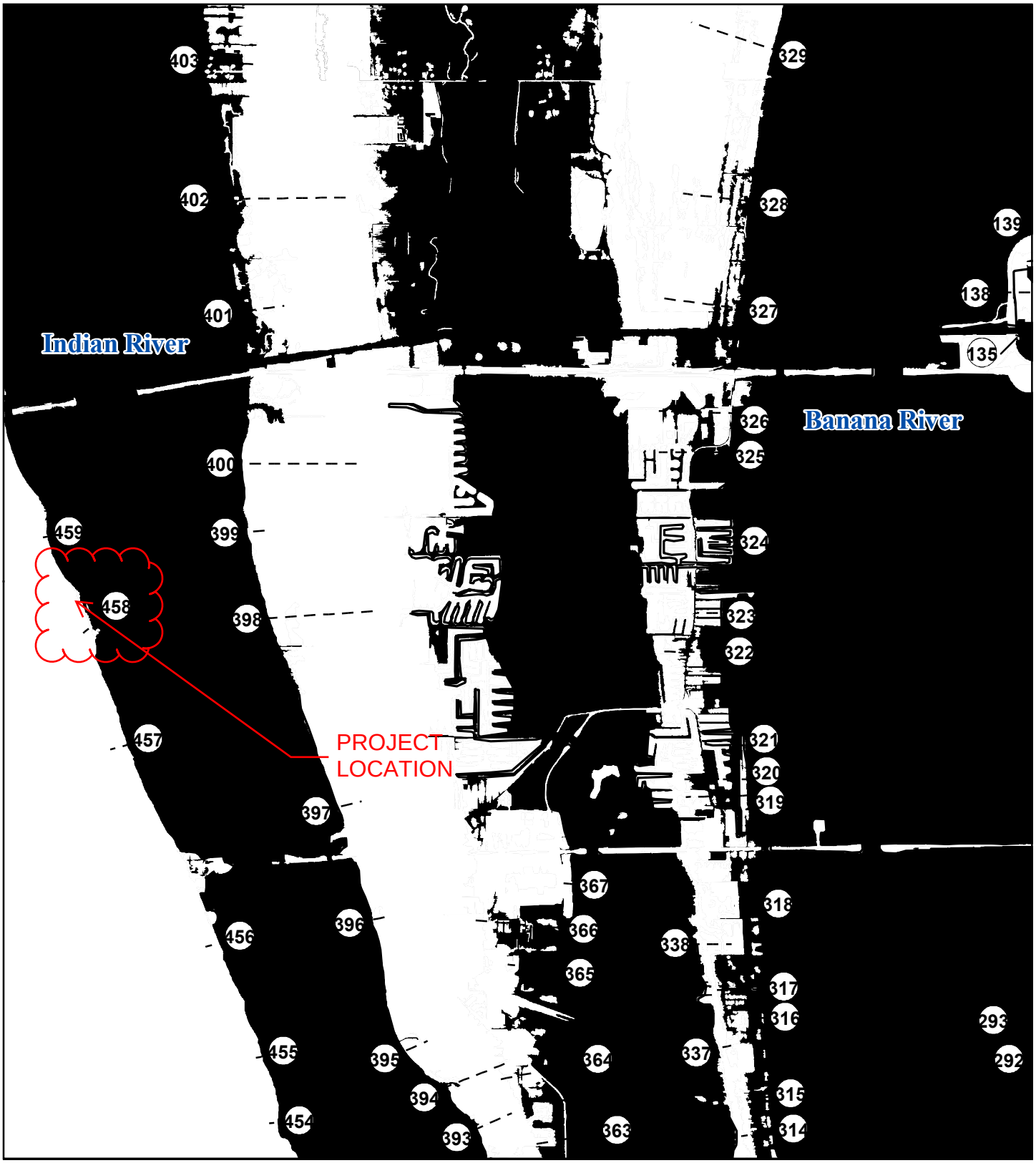
OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

INFORMATION

Station Home Page (/stationhome.html?id=8722029)

Figure 8: 1% Annual Chance Total Stillwater Elevations for Coastal Areas



Elevation (Feet, NAVD88)

< 3.0	4.0 - 4.5	5.5 - 6.0
3.0 - 3.5	4.5 - 5.0	6.0 - 6.5
3.5 - 4.0	5.0 - 5.5	> 6.5

County Boundaries

Coastal Transects

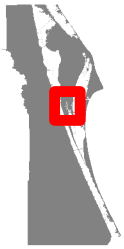
1 inch = 5,000 feet 1:60,000

0 1,000 2,000 4,000 6,000 8,000 Feet

Map Projection:

HARN State Plane Transverse Mercator, Florida East Zone; North American Datum 1983 HARN; Western Hemisphere; Vertical Datum: NAVD 88

COUNTY LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM

1 Percent-Annual-Chance Stillwater Elevation Map

BREVARD COUNTY, FLORIDA

FEMA

Note: This figure displays 1%-annual-chance stillwater elevations (including wave set-up). Overland wave height information is not included. Base Flood Elevations are not displayed.

National Flood Hazard Layer FIRMette

FEMA



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

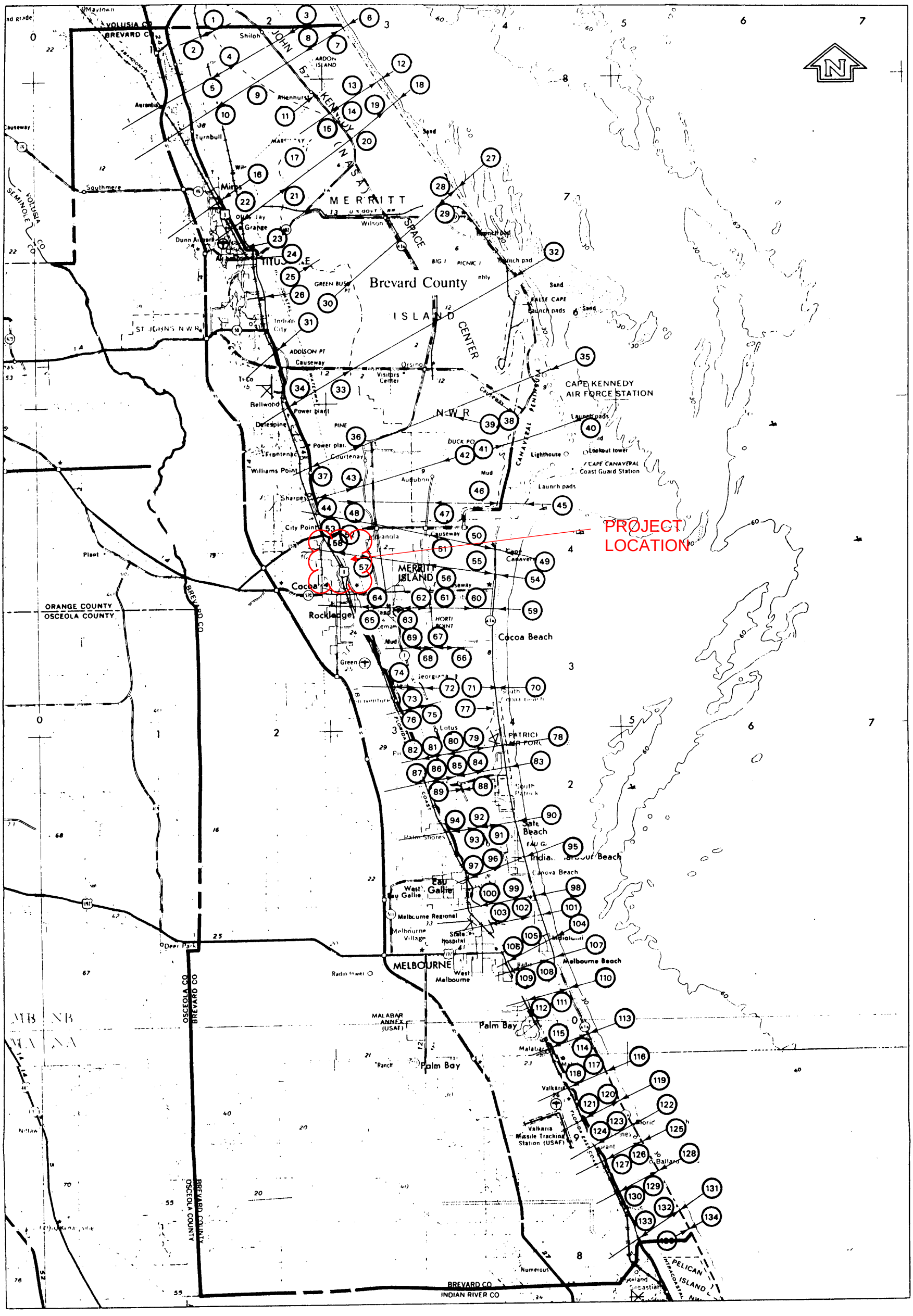
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/6/2023 at 9:52 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.


PROJECT LOCATION
Brevard County
MERRITT ISLAND
CAPE KENNEDY AIR FORCE STATION
MELBOURNE
Palm Bay
Cocoa
Cocoa Beach
Rockledge
Titusville
Melbourne Beach
Indialantic
Satellite Beach
Indian Harbour Beach
Eau Gallie
Melbourne Village
Melbourne Regional
Melbourne Village
West Melbourne
Valkaria
Valkaria Missile Tracking Station (USAF)
Malabar
MALABAR ANNEX (USAF)
Mims
Titusville
Dunn Airport
Aurantia
Shiloh
Ardon Island
Athenhurst
Turnbull
Southmere
Wilson
Space Center
Grange
Jay Jay
Indian City
Addison Pt Causeway
Visitors Center
Orsino
Tri-Co
Bellwood
Power plant
Dalespine
Pine
Courtenay
Williams Point
Frontenac
Sharpes
City Point
Audubon
Duck Pond
Lighthouse
Cape Canaveral Coast Guard Station
Launch pads
Lookout tower
Causeway
Mud
Sand
Big 1 Picnic Area
Green Bush Pt
False Cape
Launch pads
Launch pad
Hospital Area
Addison Pt
Causeway
Indian River Causeway
Canaveral Peninsula
Banana River
Indian River
Merritt Island NWR
St Johns NWR
Florida East Coast
Brevard Co
Orange County
Osceola County
Volusia Co
Seminole Co
Indian River Co
Pelican Island Intracoastal Nwr
Numerous
Deer Park
Radio tower
Water tower
State Hospital
Lotus
Georgiana
Green
Mud
Palm Shores
Canova Beach
Ranch
Lagoon
Intracoastal Nwr
Causeway
Launch pads
Lighthouse
Cape Canaveral
Coast Guard Station
Lookout tower
Launch pads
Launch pad
Hospital Area
Big 1 Picnic Area
Sand
Mud
Green
Georgiana
Lotus

FLOODING SOURCE AND TRANSECT	FLOOD INSURANCE RATE MAP PANEL	STILLWATER ELEVATION (FEET NGVD)				ZONE	BASE FLOOD ELEVATION[1,2] (FEET NGVD)
		10-YEAR	50-YEAR	100-YEAR	500-YEAR		
BANANA RIVER							
50	313	1.9	2.9	3.4	4.2	AE	3– 5
51	295	1.8	2.8	3.2	4.0	AE	3– 4
INDIAN RIVER							
52	290,295	2.1	3.5	4.0	5.7	AE	4– 5
53	270,290	2.0	3.2	3.7	5.1	AE	4– 5
ATLANTIC OCEAN							
54	313,376	4.4	6.5	9.4[3]	9.8	VE AE	12–15 9–11
BANANA RIVER							
55	313,376	2.2	3.4	3.8	4.8	AE	4– 5
56	295,360	1.6	2.5	2.8	3.6	AE	3– 4
INDIAN RIVER							
57	290,295	2.0	3.3	3.8	5.1	AE	4– 5
58	290	2.0 (0.90-FT)	3.2 (2.1-FT)	3.7 (2.6-FT)	4.9 (3.8-FT)	AE	4– 5
ATLANTIC OCEAN							
59	376,378	4.5	6.8	9.7[3]	10.2	VE AE	12–14 10–12

[1]ROUNDED TO THE NEAREST FOOT AND MAY INCLUDE EFFECTS OF WAVE ACTION
[2]DUE TO MAP SCALE LIMITATIONS, BASE FLOOD ELEVATIONS SHOWN ON MAP MAY REPRESENT AVERAGE ELEVATIONS FOR THE ZONES DEPICTED
[3]INCLUDES THE EFFECTS OF WAVE SETUP

TABLE 2

FEDERAL EMERGENCY MANAGEMENT AGENCY

BREVARD COUNTY, FL AND INCORPORATED AREAS

SUMMARY OF STILLWATER ELEVATIONS

BANANA RIVER—INDIAN RIVER—ATLANTIC OCEAN

TABLE 4 - TRANSECT LOCATIONS STILLWATER STARTING ELEVATIONS AND INITIAL WAVE CREST ELEVATIONS - continued

Transect	Location	Elevation (Feet NGVD*) Stillwater	Wave Crest
55	From the Banana River east bank, between Sheppard Drive and Hollman Avenue, approximately 900 feet north of Jack Drive, extending east	3.8	5.2[4]
56	From the Banana River west bank, approximately 300 feet south of Coquina Drive, extending west	2.8	4.2[4]
57	From the Indian River east bank, approximately 2,100 feet south on Tropical Trail from the intersection of Crockett Boulevard and Tropical Trail, extending east	3.8	5.0[2]
58	From the Indian River west bank, between Beverly Road and Coquina Drive, extending west	3.7 2.6-FT NAVD	4.8[3] 3.7-ft NAVD
59	From the Atlantic coastline, approximately 1,600 feet south of Dunes Street, extending west	9.7[6]	14.0[1]
60	From the Banana River east bank, between Bimini Road and Jamaica Drive, extending east	3.0	4.2[4]
61	From the Banana River west bank, approximately 400 feet south of Fowler Drive on South Banana Drive, extending west	3.1	4.5[4]
62	From New Found Harbour east bank, approximately 300 feet south of Fowler Drive on New Found Harbour Drive, extending east	4.9	6.3[5]
63	From New Found Harbour west bank, approximately 600 feet south of Cone Road, extending west	4.8	6.2[5]
64	From the Indian River east bank, approximately 100 feet south of Cone Road, extending east	4.4	5.8[3]

JOINDER AND CONSENT

The undersigned as holder of that certain Mortgage, Assignment of Rents, Fixture Filing and Security Agreement executed July 14, 2025, and recorded July 22, 2025, in Official Records Book 10389, Page 646 of the Public Records of Brevard County, Florida, which encumbers the lands as a subdivision, as more particularly described in Exhibit "A" attached hereto (the "Land"), hereby joins in and consents to the recording of the subdivision plat and for good and valuable consideration receipt whereof is hereby acknowledged and hereby further joins in and consents to the dedications set forth on said plat including the dedication of those portions of the "Land" as are dedicated to public use pursuant to the terms of said subdivision plat, but not otherwise.

IN WITNESS WHEREOF, the undersigned has duly executed this instrument on this 16th day of January, 2026.

Signed, sealed and delivered in
the presence of:

Witness: Shantana C Richards
Print Name: Shantana C Richards

By: Moises Liplewski
Print Name: Moises Liplewski
Title: Manager

Witness Alexander Galsky
Print Name: Alexander Galsky

STATE OF Texas

COUNTY OF Dallas

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☑ online notarization, this 16th day of January, 2026 (year), by Moises Liplewski (name of person) as Manager (type of authority, e.g. officer, trustee, attorney in fact) for Sky 18 Series 32 LLC Authorized to do business in Florida herein identified as the PRINCIPAL and who is ☐ Personally Known, ☑ online notarization or ☑ Produced Identification Type of Identification Produced DRIVER LICENSE.

[Affix Notary Seal]

NOTARY PUBLIC STATE OF TEXAS
Mohiuddin Ahmed
ID NUMBER
135049971
COMMISSION EXPIRES
August 20, 2028

NOTARY
Mohiuddin Ahmed
(Signature of Notary Public - State of ~~Florida~~ Texas) MA

Electronically signed and notarized online using the Proof platform.

Mohiuddin Ahmed
(Printed Name of Notary Public)

Commission Expiration Date : 08/20/2028

EXHIBIT A

(BY SURVEYOR):

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719 AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING WEST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE WITH THE NORTH LINE OF SAID LOT 3 OF DIXON'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF LOT 3 OF INDIAN HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 191.33 FEET AND A CENTRAL ANGLE OF 34°21'46"; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S28°10'43"E A DISTANCE OF 251.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 337.75 FEET AND A CENTRAL ANGLE OF 19°29'14"; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 454.47 FEET AND A CENTRAL ANGLE OF 19°03'45"; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 151.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S27°45'14"E A DISTANCE OF 201.94 FEET TO THE NORTH RIGHT OF WAY LINE OF DIXON BOULEVARD; THENCE S34°13'20"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 394.73 FEET; THENCE N27°11'44"W A DISTANCE OF 225.88 FEET; THENCE S62°43'27"W A DISTANCE OF 27.50 FEET; THENCE N27°04'06"W A DISTANCE OF 581.60 FEET TO THE AFOREMENTIONED NORTH LINE OF LOT 3 OF DIXON'S SUBDIVISION; THENCE N34°08'03"E ALONG SAID NORTH LINE ALSO BEING THE SOUTH LINE OF AFOREMENTIONED INDIAN HILL SUBDIVISION A DISTANCE OF 424.21 FEET TO THE POINT OF BEGINNING. CONTAINING 7.27 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719 AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE WITH THE NORTH LINE OF SAID LOT 3 OF DIXON'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF LOT 3 OF INDIAN HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N34°08'03"E ALONG SAID NORTH LINE OF LOT 3 A DISTANCE OF 18.22 FEET TO THE "SAFE UPLAND LINE" OF THE INDIAN RIVER; THENCE S33°29'33"E ALONG SAID "SAFE UPLAND LINE" A DISTANCE OF 47.81 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 241.33 FEET AND A CENTRAL ANGLE OF 10°30'43"; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 44.28 FEET TO THE POINT OF BEGINNING. CONTAINING 0.01 ACRES MORE OR LESS.

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719

AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE WITH THE NORTH LINE OF SAID LOT 3 OF DIXON'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF LOT 3 OF INDIAN HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 191.33 FEET AND A CENTRAL ANGLE OF 34°21'46"; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S28°10'43"E A DISTANCE OF 251.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE N61°49'17"E A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE BEING THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE WEST AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N28°10'43"W ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 244.34 FEET TO THE "SAFE UPLAND LINE" OF THE INDIAN RIVER; THENCE THE FOLLOWING 6 COURSES ALONG SAID "SAFE UPLAND LINE"; (1) S34°58'10"E, A DISTANCE OF 28.28 FEET; THENCE (2) S26°13'56"E, A DISTANCE OF 47.90 FEET; THENCE (3) S28°53'50"E, A DISTANCE OF 69.15 FEET; THENCE (4) S29°13'08"E, A DISTANCE OF 80.34 FEET; THENCE (5) S25°57'20"E, A DISTANCE OF 54.66 FEET; THENCE (6) S14°31'53"E, A DISTANCE OF 34.73 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 387.75 FEET AND A CENTRAL ANGLE OF 10°19'08"; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 69.83 FEET TO THE AFOREMENTIONED POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING. CONTAINING 0.02 ACRES MORE OR LESS.

PARCEL 4

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719 AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE WITH THE NORTH LINE OF SAID LOT 3 OF DIXON'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF LOT 3 OF INDIAN HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 191.33 FEET AND A CENTRAL ANGLE OF 34°21'46"; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S28°10'43"E A DISTANCE OF 251.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 337.75 FEET AND A CENTRAL ANGLE OF 19°29'14"; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE ON A RADIAL BEARING OF N81°18'31"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE AND THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 387.75 FEET AND A CENTRAL ANGLE OF 03°48'14"; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 25.73 FEET TO THE "SAFE UPLAND LINE" OF THE INDIAN RIVER; THENCE THE FOLLOWING 10 COURSES ALONG SAID "SAFE UPLAND LINE"; (1) S15°41'09"E, A DISTANCE OF 47.15 FEET; THENCE (2) S41°45'30"E, A DISTANCE OF 54.83 FEET; THENCE (3) S33°35'01"E, A DISTANCE OF 60.87 FEET; THENCE (4) S47°29'31"E, A DISTANCE OF 41.76 FEET; THENCE (5) S51°43'54"E, A DISTANCE OF 40.34 FEET; THENCE (6) S57°45'55"E, A DISTANCE OF 34.26 FEET; THENCE (7) S33°04'21"W, A DISTANCE OF 27.34 FEET; THENCE (8) S56°45'47"W, A DISTANCE OF 53.48 FEET; THENCE (9) S25°19'30"E, A DISTANCE OF 2.27 FEET; THENCE (10) S04°10'16"W, A DISTANCE OF 18.51 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE;

THENCE N27°45'14"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 145.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 404.47 FEET AND A CENTRAL ANGLE OF 19°03'45"; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 134.57 FEET TO THE POINT OF BEGINNING. CONTAINING 0.25 ACRES MORE OR LESS.

Mitchell S. Goldman
Matthew J. Monaghan
Jay R. Thakkar
Bradly R. Bettin

GOLDMAN, MONAGHAN, THAKKAR & BETTIN, P.A.

Kevin P. Markey
Stephanie A. Parsons
Monica Pritchard
Katie E. Rallo

Attorneys at Law

OPINION OF TITLE

To: City of Cocoa

With the understanding that this Opinion of Title is furnished to CITY OF COCOA, FLORIDA in connection with an Application for Site Plan Approval covering the real property described in **EXHIBIT "A"** attached hereto (the "Property"). It is hereby certified that we have examined that certain Title Insurance Commitment by Old Republic National Title Insurance company, under Commitment Number 25075377, covering that period of time through September 23, 2025 at 5:00pm (the "Title Evidence") covering the Property.

Basing our opinion on said review of the Title Evidence in accordance with pursuant to section 177.041, Florida Statutes, we are of the opinion that on the last-mentioned date the fee simple title to the above-described real property was vested in:

COCOA VILLAGE BAY ESTATES LLC, a Florida limited liability company

Subject to the following encumbrances, liens, and other exceptions:

RECORDED MORTGAGE(S) AND LOAN DOCUMENTS

1. Mortgage, Assignment of Leases and Rents, Fixture Filing and Security Agreement from Cocoa Village Bay Estates LLC, a Florida limited liability company to Sky 18 Series 12 LLC, a Florida limited liability company recorded July 22, 2025, and recorded in O.R. Book 10389, Page 646, Public Records of Brevard County, Florida.

GENERAL EXCEPTIONS

1. All taxes for the year in which this opinion is rendered and subsequent years (NOTE: Taxes for the 2024 year are paid under TAX ID Numbers 24-36-21-BM-*-3.02 and 24-36-21-BM-*-3).
2. Rights of parties in possession other than the above owner.
3. Facts that would be disclosed by an accurate survey.
4. Any unrecorded labor, mechanics' or materialman's liens.
5. Zoning and other restrictions imposed by governmental authority.

SPECIAL EXCEPTIONS

Listing should include, but not be limited to such exceptions as:

1. Utility, Drainage and Retention Easement recorded in Official Records Book 3364, Page 1880, of the Public Records of Brevard County, Florida.
2. Covenant re: Stormwater Retention recorded in Official Records Book 3364, Page 1884, of the Public Records of Brevard County, Florida.
3. Resolution recorded in Official Records Book 3743, Page 1164, of the Public Records of Brevard County, Florida.
4. Ordinance recorded in Official Records Book 6763, Page 1038, of the Public Records of Brevard County, Florida.
5. Recorded Notice of Environmental Resource Permit recorded in Official Resource Permit recorded in Official Records Book 8183, Page 1060, of the Public Records of Brevard County, Florida.

Therefore, it is our opinion that the following parties must join in the platting of the above-described real property in order to grant CITY OF COCOA, FLORIDA and the public, a good and proper title to the dedicated areas of the afore-described property.

NAME	INTEREST
Cocoa Village Bay Estates, LLC, a Florida limited liability company	**Fee Simple**

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

I, the undersigned, further certify that I am an Attorney at Law duly admitted to practice in the State of Florida, and am a member in good standing of the Florida bar.

GOLDMAN, MONAGHAN, THAKKAR & BETTIN, P.A.

By: _____
Monica Pritchard, Esquire
Florida Bar No. 100152
Email: monica@gmtblaw.com
Phone: 321.639-1320 ext. 105

KASEY L. PERDOCK
Commission # HH 538952
Expires June 22, 2028

STATE OF _____
COUNTY OF _____

The foregoing was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 10 day of OCTOBER, 2025, by Monica Pritchard (✓) who is personally known to me or ( ) who has produced _____ as identification.

(Notary Seal)

_____
Notary Public

EXHIBIT A

(BY SURVEYOR):

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719 AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING WEST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE WITH THE NORTH LINE OF SAID LOT 3 OF DIXON'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF LOT 3 OF INDIAN HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 191.33 FEET AND A CENTRAL ANGLE OF 34°21'46"; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S28°10'43"E A DISTANCE OF 251.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 337.75 FEET AND A CENTRAL ANGLE OF 19°29'14"; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 454.47 FEET AND A CENTRAL ANGLE OF 19°03'45"; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 151.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S27°45'14"E A DISTANCE OF 201.94 FEET TO THE NORTH RIGHT OF WAY LINE OF DIXON BOULEVARD; THENCE S34°13'20"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 394.73 FEET; THENCE N27°11'44"W A DISTANCE OF 225.88 FEET; THENCE S62°43'27"W A DISTANCE OF 27.50 FEET; THENCE N27°04'06"W A DISTANCE OF 581.60 FEET TO THE AFOREMENTIONED NORTH LINE OF LOT 3 OF DIXON'S SUBDIVISION; THENCE N34°08'03"E ALONG SAID NORTH LINE ALSO BEING THE SOUTH LINE OF AFOREMENTIONED INDIAN HILL SUBDIVISION A DISTANCE OF 424.21 FEET TO THE POINT OF BEGINNING. CONTAINING 7.27 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719 AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL 3

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719

AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL 4

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4 OF DIXON'S SUBDIVISION OF SECTIONS 20 AND 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5885, PAGE 6719 AND OFFICIAL RECORDS BOOK 8307, PAGE 2721 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE WITH THE NORTH LINE OF SAID LOT 3 OF DIXON'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF LOT 3 OF INDIAN HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 191.33 FEET AND A CENTRAL ANGLE OF 34°21'46"; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S28°10'43"E A DISTANCE OF 251.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 337.75 FEET AND A CENTRAL ANGLE OF 19°29'14"; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 114.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE ON A RADIAL BEARING OF N81°18'31"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE AND THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 387.75 FEET AND A CENTRAL ANGLE OF 03°48'14"; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 25.73 FEET TO THE "SAFE UPLAND LINE" OF THE INDIAN RIVER; THENCE THE FOLLOWING 10 COURSES ALONG SAID "SAFE UPLAND LINE"; (1) S15°41'09"E, A DISTANCE OF 47.15 FEET; THENCE (2) S41°45'30"E, A DISTANCE OF 54.83 FEET; THENCE (3) S33°35'01"E, A DISTANCE OF 60.87 FEET; THENCE (4) S47°29'31"E, A DISTANCE OF 41.76 FEET; THENCE (5) S51°43'54"E, A DISTANCE OF 40.34 FEET; THENCE (6) S57°45'55"E, A DISTANCE OF 34.26 FEET; THENCE (7) S33°04'21"W, A DISTANCE OF 27.34 FEET; THENCE (8) S56°45'47"W, A DISTANCE OF 53.48 FEET; THENCE (9) S25°19'30"E, A DISTANCE OF 2.27 FEET; THENCE (10) S04°10'16"W, A DISTANCE OF 18.51 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE;

THENCE N27°45'14"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 145.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 404.47 FEET AND A CENTRAL ANGLE OF 19°03'45"; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC DISTANCE OF 134.57 FEET TO THE POINT OF BEGINNING. CONTAINING 0.25 ACRES MORE OR LESS.

City of Cocoa
PO Box 1750
Cocoa, FL 32922

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UTILITY, DRAINAGE AND RETENTION EASEMENT

THIS EASEMENT is given this 15 day of December, 1993, by MARJORIE JONES (hereinafter referred as "GRANTOR" which reference shall include all subsequent grantors) and THE CITY OF COCOA, a Florida municipal corporation (hereinafter referred to as "GRANTEE").

WITNESSETH:

WHEREAS, the GRANTOR holds title to certain land described as follows:

> Section 21, Township 24 South, Range 36 East, Brevard County, Florida, being a portion of Lots 3 and 4 of Robert Dixon's Homestead, as recorded in Plat Book 1, Page 24, of the Public Records of Brevard County, Florida (herein referred to as the "SERVIENT" Estate).

WHEREAS, in consideration of the GRANTEE not subjecting the GRANTOR'S land to subdivision regulations provided in the City Code of Cocoa, Brevard County, Florida, the GRANTOR hereby agrees to convey an easement to the GRANTEE upon the terms hereof.

NOW, THEREFORE, in consideration of the sum of ten ($10.00) and other good and valuable consideration, in hand paid by the GRANTEE, the receipt and sufficiency of which are hereby acknowledged, GRANTOR does hereby grant, bargain and sell an easement onto GRANTEE for the purposes as set forth herein.

1. **RECITALS.** The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **DEFINITION PERIOD.** "Utility, drainage and retention easement" shall mean and refer to the easement granted for the purposes stated herein over, under and upon the lands of GRANTEE as described in paragraph 5 of this instrument.

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3. NATURE AND PURPOSE OF EASEMENT. The easement granted herein is an easement in gross and shall run in favor of the GRANTEE, and shall be binding upon GRANTOR and all of GRANTOR'S successors and assignees. The utility, drainage and retention easement is permanent and perpetual in nature and is granted for the purpose of installation and maintenance of utilities, for drainage and retention purposes and for ingress and egress for furthering the purposes thereof, as more particularly set forth in this instrument. The GRANTEE'S rights shall include, but are not limited to, the right to construct, operate, maintain, inspect, repair, alter, change the size of, and remove any utilities and drainage equipment and structures. The GRANTEE shall have the right to enter upon the drainage and retention easement at all reasonable times and in a reasonable manner to assure compliance with the prohibitions and restrictions listed below.

The GRANTEE'S intent of maintaining a utility, drainage and retention easement will be furthered by the prohibition and/or restriction without prior written consent of the GRANTEE of the following uses, to-wit:

a) The construction, installation or placement of signs, buildings, fences, walls, road or any other structures and improvements on or above the ground of the utility, drainage and retention easement;

b) The dumping or placing of oil or other substances or marshals as landfill or the dumping or placing of trash, waste or unsightly or offensive materials;

c) The removal or destruction of trees, shrubs or other vegetation from the utility, drainage and retention easement;

d) The excavation, dredging or removal of loam, peat, gravel, rock, soil or other substances in such a manner as to affect the surface of the utility, drainage and retention easement;

e) Any use which would be detrimental to the retention of the utility, drainage and retention easement in it's permitted condition;

f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation; and,

g) Acts or uses detrimental to such retention of land or water areas.

4. **SUBSEQUENT OWNERS.** All rights and obligations arising hereunder are appurtenances and covenants running with the land of the utility, drainage and retention easement and shall be binding upon and shall enure to the benefit of the GRANTEE and it's successors and assignees.

5. **DESCRIPTION OF EASEMENT.** This utility, drainage and retention easement is more particularly described as follows:

> Commence at the Southwesterly corner of Lot 3 of INDIAN HILLS SUBDIVISION, as recorded in Plat Book 11, Page 26, of said Public Records, and run N.34 15'00"E., along the South line of said subdivision, a distance of 257 feet to and into the waters of the Indian River; thence return to the POINT OF BEGINNING, and run S.34 15'00"W., along said South line, a distance of 137.63 feet; thence S.26 56'41"E., a distance of 11.41 feet; thence N.34 15'00"E, parallel to and 10 feet distant South, by right angle measurement, from the aforesaid South line of INDIAN HILLS SUBDIVISION, a distance of 398 feet, more or less to and into the waters of the Indian River; thence Northerly meandering said waters, to an intersection with the first course of this description; containing 0.1 acres, more or less.

Subject to the right-of-way of Indian River Drive.

The above-described tract being also known as the North 10 feet of Lot 7 and Water Lot 7 of the unrecorded subdivision of DAVIS RIVERFRONT ESTATES.

IN WITNESS WHEREOF, GRANTOR has hereunder set her hand and seal the day and year first above written by duly authorized representative.

Connie Sisson
Witness
Print Name: Connie Sisson

Jane Hardee
Witness
Print Name: Jane Hardee

Marjorie Jones
MARJORIE JONES

STATE OF Georgia

COUNTY OF Tattnall

WITNESS my hand and official seal this ___ day of December, 1993, having provided Drivers [illegible] as personal identification, and who did not take an oath.

Jane [illegible]
Print Name: [illegible]
Notary Public, State of
My Commission Expires:

NOTARY PUBLIC STATE OF GEORGIA
[illegible] County, Ga.
My Commission Expires [illegible]

[cocoa\misc.2\019]
9-93-3

BK3364PG1883

City of Cocoa
P O Box 1750
Cocoa FL 32922

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COVENANT RE: STORMWATER RETENTION

This Covenant, made this 15 day of December, 1993, by Marjorie Jones, ("Jones"), who declares hereby that the property described in Exhibit "1" attached hereto ("Property") is and shall be held, transferred, sold, conveyed and occupied subject to the covenants and restrictions hereinafter contained.

ARTICLE I - WATER RETENTION

A. On or before the date of application for a certificate of occupancy for any subparcel ("Lot") hereinafter forming a part of the Property, the owner(s) of said Lot shall construct on site a swale system for said Lot, which system shall be capable at all times of retaining at least one-half (1/2) inch of all water runoff from the said Lot. A rendering of the configuration of the swale system shall be submitted to the City of Cocoa - City Engineer for approval, and such approval must be obtained prior to application by the owner for a certificate of occupancy as to a Lot.

B. After construction of the described swale system on a Lot, the owner or owners of the Lot shall thereafter maintain the swale system in a condition sufficient for it to retain, at all times, at least one-half (1/2) inch of all water runoff from said Lot.

ARTICLE II - ENFORCEMENT

A. Compliance with the requirements hereof shall be independently enforceable by one or more of the following: Jones; her successors and assigns; and the City of Cocoa. The City of Cocoa shall have the right hereafter to inspect the swale system on a Lot once constructed, for the purpose of insuring compliance with the provisions hereof.

B. Failure of an owner to comply herewith shall be grounds for immediate action by any party entitled to enforce same, including, without limitation, an action to recover damages, for injunctive relief, or any combination thereof. Any owner found in non-compliance shall be responsible for all costs of enforcement, including but not limited to attorneys fees and court costs.

ARTICLE III - DURATION

The covenants herein contained shall run with and be applicable to the Property, and to all Lots at any time forming a part thereof, for a term of twenty (20) years from the date this instrument is recorded, after which time this Covenant shall be automatically extended for successive periods of ten (10) years each, unless an instrument signed by the then-owners of 75% of all of the Lots then subject hereto, and joined in by the City of Cocoa, has been recorded, agreeing to revoke the covenants and restrictions set forth herein.

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ARTICLE IV - AMENDMENT

The covenants, restrictions, and provisions set forth herein may be amended, changed, deleted, or revoked, only upon recordation of an instrument signed by the then-owners of 75% of all of the Lots then subject hereto, and joined in by the City of Cocoa.

IN WITNESS WHEREOF, the undersigned has executed this Covenant on this 15 day of December, 1993.

Connie Sisson
Witness Connie Sisson

Jane Hardee
Witness Jane Hardee

Marjorie Jones
Marjorie Jones

STATE OF GEORGIA
COUNTY OF Tattnall

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Marjorie Jones, to me known to be the person described in the foregoing instrument who has produced Drivers license as identification and has executed the foregoing instrument, and who acknowledged before me that she executed the same; and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 15 day of December 1993.

My Commission Expires:

JANE S. HARDEE
Notary Public Tattnall County, Ga.
My Commission Expires Jan. 18, 1997

Jane Hardee
Notary Public

Jane S. Hardee
(Name Printed or Typed)

Prepared by and return to:
John L. Soileau
P. O. Box 1888
Cocoa, FL 32923-1888

BK3364PG1885

DESCRIPTION OF LOT 1:

A parcel of land lying in Section 21, Township 24 South, Range 36 East, being a portion of Lot 4 of ROBERT DIXON'S HOMESTEAD, recorded in Plat Book 1, Page 24 of the public records of Brevard County, Florida, more particularly described as follows:

Commence at the Southwest corner of Lot 5 of INDIAN HILLS, recorded in Plat Book 11, Page 26 of said public records, and run S.34° 15'00"W., along the South line of said subdivision, a distance of 9.26 feet; thence S.26°56'41"E., a distance of 684.72 feet to the POINT OF BEGINNING; thence continue S.26°56'41"E., a distance of 137.60 feet to a point on the North right of way line of Dixon Boulevard; thence N.34° 23'02"E., along said North right of way line, a distance of 338.01 feet to a point on the West right of way line of Indian River Drive (a 50 foot wide right of way); thence N.27°41'48"W., along said West right of way line, a distance of 137.52 feet; thence S.34° 15'00"W., parallel with and 600.00 feet distant South, by right angle measurement, from the aforesaid South line of INDIAN HILLS, a distance of 336.39 feet to the POINT OF BEGINNING; containing 0.937 acres.

Subject to all easements and rights of way of record.

DESCRIPTION OF WATER LOT 1:

A parcel of land lying in Section 21, Township 24 South, Range 36 East, being a portion of Lot 4 of ROBERT DIXON'S HOMESTEAD, recorded in Plat Book 1, Page 24 of the public records of Brevard County, Florida, more particularly described as follows:

Commence at the Southwest corner of Lot 5 of INDIAN HILLS, recorded in Plat Book 11, Page 26 of said public records, and run S.34° 15'00"W., along the South line of said subdivision, a distance of 9.26 feet; thence S.26°56'41"E., a distance of 684.72 feet; thence N.34° 15'00"E., parallel with and 600.00 feet distant South, by right angle meassurement, from the aforesaid South line of INDIAN HILLS, a distance of 336.39 feet to a point on the West right of way line of Indian River Drive (a 50 foot wide right of way); thence continue N.34° 15'00"E., parallel to said South line, a distance of 56.66 feet to a point on the East right of way line of Indian River Drive, the POINT OF BEGINNING; thence continue N.34° 15'00"E., parallel with said South line, a distance of 41 feet, more or less to and into the waters of the Indian River; thence return to the POINT OF BEGINNING, and run S.27° 41'48"E., along said East right of way line, a distance of 108 feet, more or less to and into the waters of the Indian River; thence Northwesterly, meandering said waters, to an intersection with the first course of this description, containing 0.1 acres, more or less.

Subject to all easements and rights of way of record.

EXHIBIT "1"

BK3364PG1886

DESCRIPTION OF LOT 2:

A parcel of land lying in Section 21, Township 24 South, Range 36 East, being a portion of Lot 4 of ROBERT DIXON'S HOMESTEAD, recorded in Plat Book 1, Page 24 of the public records of Brevard County, Florida, more particularly described as follows:

Commence at the Southwest corner of Lot 5 of INDIAN HILLS, recorded in Plat Book 11, Page 26 of said public records, and run S.34° 15'00"W., along the South line of said subdivision, a distance of 9.26 feet, thence S.26° 56'41"E., a distance of 570.60 feet to the POINT OF BEGINNING; thence continue S.26° 56'41"E., a distance of 114.12 feet; thence N.34° 15'00"E., parallel with and 600.00 feet distant South, by right angle measurement, from the aforesaid South line of INDIAN HILLS, a distance of 336.39 feet to a point on the West right of way line of Indian River Drive (a 50 foot wide right of way); thence N.27° 41'48"W., along said West right of way line, a distance of 63.85 feet to the point of curvature of a 454.47 foot radius curve to the right; thence continue Northwesterly, along the arc of said curve and along said West right of way line, thru a central angle of 06° 26'32" a distance of 51.10 feet; thence S.34° 15'00"W., parallel with and 500 feet distant from said South line, a distance of 337.94 feet to the POINT OF BEGINNING; containing 0.771 acres

Subject to all easements and rights of way of record

DESCRIPTION OF WATER LOT 2:

A parcel of land lying in Section 21, Township 24 South, Range 36 East, being a portion of Lot 4 of ROBERT DIXON'S HOMESTEAD, recorded in Plat Book 1, Page 24 of the public records of Brevard County, Florida, more particularly described as follows:

Commence at the Southwest corner of Lot 5 of INDIAN HILLS, recorded in Plat Book 11, Page 26 of said public records, and run S.34° 15'00"W., along the South line of said subdivision, a distance of 9.26 feet; thence S.26° 56'41"E., a distance of 684.72 feet; thence N.34° 15'00"E., parallel with and 600.00 feet distant South, by right angle measurement, from the aforesaid South line of INDIAN HILLS, a distance of 336.39 feet to a point on the West right of way line of Indian River Drive (a 50 foot wide right of way); thence continue N.34° 15'00"E., parallel with said South line, a distance of 56.66 feet to a point on the East right of way line of Indian River Drive, the POINT OF BEGINNING; thence continue N.34° 15'00"E., parallel with said South line, a distance of 41 feet, more or less to and into the waters of the Indian River; thence return to the POINT OF BEGINNING, and run N.27° 41'48"W., along said East right of way line, a distance of 37.21 feet to the point of curvature of a 404.47 foot radius curve to the right; thence continue Northwesterly, along the arc of said curve and along said East right of way line, thru a central angle of 11° 28'02" a distance of 80.95 feet; thence N.34° 15'00"E., parallel with and 500 feet distant from said South line, a distance of 17 feet, more or less to and into the waters of the Indian River; thence Southeasterly, meandering said waters, to an intersection with the first course of this description; containing 0.07 acres, more or less.

Subject to all easements and rights of way of record.

EXHIBIT "1"

BK3364PG1887

DESCRIPTION OF WATER LOT 3:

A parcel of land lying in Section 21, Township 24 South, Range 36 East, being a portion of Lots 3 and 4 of ROBERT DIXON'S HOMESTEAD, recorded in Plat Book 1, Page 24 of the public records of Brevard County, Florida, more particularly described as follows:

Commence at the Southwest corner of Lot 5 of INDIAN HILLS, recorded in Plat Book 11, Page 26 of said public records, and run S.34° 15'00"W., along the South line of said subdivision, a distance of 9.26 feet; thence S.26 56'41"E., a distance of 570.60 feet; thence N.34° 15'00"E., parallel with and 500.00 feet distant South, by right angle measurement, from the aforesaid South line of INDIAN HILLS, a distance of 337.94 feet to a point on the West right of way line of Indian River Drive (a 50 foot wide right of way); thence continue N.34° 15'00"E., parallel with said South line, a distance of 62.55 feet to a point on the East right of way line of Indian River Drive, said point being on a 404.47 foot radius curve to the right having a radial bearing of N.73°46'13"E. the POINT OF BEGINNING; thence continue N.34° 15'00"E., parallel with said South line, a distance of 17 feet, more or less to and into the waters of the Indian River; thence return to the POINT OF BEGINNING, and run Northwesterly, along said East right of way line and along the aforesaid arc of a 404.47 foot radius curve to the right, thru a central angle of 07° 37'50", a distance of 53.87 feet to the point of reverse curvature of a 387.75 foot radius curve to the left; thence continue Northwesterly, along the arc of said curve and along said East right of way line, thru a central angle of 11° 57'58" a distance of 80.98 feet; thence N.34° 15'00"E., parallel with and 400 feet distant from said South line, a distance of 7 feet, more or less to and into the waters of the Indian River; thence Southeasterly, meandering said waters, to an intersection with the first course of this description; containing 0.02 acres, more or less.

Subject to all easements and rights of way of record.

DESCRIPTION OF LOT 3:

A parcel of land lying in Section 21, Township 24 South, Range 36 East, being a portion of Lots 3 and 4 of ROBERT DIXON'S HOMESTEAD, recorded in Plat Book 1, Page 24 of the public records of Brevard County, Florida, more particularly described as follows:

Commence at the Southwest corner of Lot 5 of INDIAN HILLS, recorded in Plat Book 11, Page 26 of said public records, and run S.34° 15'00"W., along the South line of said subdivision, a distance of 9.26 feet; thence S.26° 56'41"E., a distance of 456.48 feet to the POINT OF BEGINNING; thence continue S.26° 56'41"E., a distance of 114.12 feet; thence N.34° 15'00"E., parallel with and 500.00 feet distant South, by right angle measurement, from the aforesaid South line of INDIAN HILLS, a distance of 337.94 feet to a point on the West right of way line of Indian River Drive (a 50 foot wide right of way), said point being on a 454.47 foot radius curve to the right having a radial bearing of N.68°44'44"E thence Northwesterly, along the arc of said curve and along said West right of way line, thru a central angle of 12° 39'20" a distance of 100.38 feet to a point of reverse curvature of a 337.75 foot radius curve to the left; thence continue Northwesterly, along the arc of said curve and along said West right of way line, thru a central angle of 05° 44'06" a distance of 33.81 feet; thence S.34° 15'00"W., parallel with and 400 feet distant from said South line, a distance of 372.04 feet to the POINT OF BEGINNING; containing 0.809 acres.

Subject to all easements and rights of way of record.

EXHIBIT "1"

BK3364PG1888

DESCRIPTION OF LOT 4:

A parcel of land lying in Section 21, Township 24 South, Range 36 East, being a portion of Lot 3 of ROBERT DIXON'S HOMESTEAD, recorded in Plat Book 1, Page 24 of the public records of Brevard County, Florida, more particularly described as follows:

Commence at the Southwest corner of Lot 5 of INDIAN HILLS, recorded in Plat Book 11, Page 26 of said public records, and run S.34° 15'00"W., along the South line of said subdivision, a distance of 9.26 feet; thence S.26° 56'41"E., a distance of 342.36 feet to the POINT OF BEGINNING; thence continue S.26° 56'41"E., a distance of 114.12 feet; thence N.34° 15'00"E., parallel with and 400.00 feet distant South, by right angle measurement, from the aforesaid South line of INDIAN HILLS, a distance of 372.04 feet to a point on the West right of way line of Indian River Drive (a 50 foot wide right of way), said point being on a 337.75 foot radius curve to the left having a radial bearing of S.75° 39'57"W.; thence Northwesterly, along the arc of said curve and along said West right of way line, thru a central angle of 13° 43'41" a distance of 80.92 feet to a point of tangency; thence N.28° 03'43"W., along said West right of way line, a distance of 37.84 feet; thence S.34° 15'00"W., parallel with and 300.00 feet distant from said South line, a distance of 380.42 feet to the POINT OF BEGINNING; containing 0.871 acres.

Subject to all easements and rights of way of record.

DESCRIPTION OF WATER LOT 4:

A parcel of land lying in Section 21, Township 24 South, Range 36 East, being a portion of Lot 3 of ROBERT DIXON'S HOMESTEAD, recorded in Plat Book 1, Page 24 of the public records of Brevard County, Florida, more particularly described as follows:

Commence at the Southwest corner of Lot 5 of INDIAN HILLS, recorded in Plat Book 11, Page 26 of said public records, and run S.34° 15'00"W., along the South line of said subdivision, a distance of 9.26 feet; thence S 26° 56'41"E., a distance of 456.48 feet; thence N.34° 15'00"E., parallel with and 400.00 feet distant South, by right angle measurement, from the aforesaid South line of INDIAN HILLS, a distance of 372.04 feet to a point on the West right of way line of Indian River Drive (a 50 foot wide right of way); thence continue N.34° 15'00"E., parallel with said South line, a distance of 63.62 feet to a point on the East right of way line of Indian River Drive, said point being on a 387.75 foot radius curve to the right having a radial bearing of S.69° 26'06"W., the POINT OF BEGINNING; thence continue N.34° 15'00"E., parallel with said South line, a distance of 7 feet, more or less to and into the waters of the Indian River; thence return to the POINT OF BEGINNING, and run Northwesterly, along said East right of way line and along the aforesaid arc of a 387.75 foot radius curve to the right, thru a central angle of 07° 29'49", a distance of 50.74 feet to the point of tangency; thence N.28° 03'43"W., along said East right of way line, a distance of 64.08 feet; thence N.34° 15'00"E., parallel with and 300.00 feet distant from said South line, a distance of 7 feet, more or less to and into the waters of the Indian River; thence Southeasterly, meandering said waters, to an intersection with the first course of this description; containing 0.02 acres, more or less.

Subject to all easements and rights of way of record.

EXHIBIT "1"

BK3364PG1889

DESCRIPTION OF LOT 5:

A parcel of land lying in Section 21, Township 24 South, Range 36 East, being a portion of Lot 3 of ROBERT DIXON'S HOMESTEAD, recorded in Plat Book 1, Page 24 of the public records of Brevard County, Florida, more particularly described as follows:

Commence at the Southwest corner of Lot 5 of INDIAN HILLS, recorded in Plat Book 11, Page 26 of said public records, and run S.34° 15'00"W., along the South line of said subdivision, a distance of 9.26 feet, thence S.26°56'41"E., a distance of 228.24 feet to the POINT OF BEGINNING; thence continue S.26° 56'41"E., a distance of 114.12 feet; thence N.34° 15'00"E., parallel with and 300.00 feet distant South, by right angle measurement, from the aforesaid South line of INDIAN HILLS, a distance of 380.42 feet to a point on the West right of way line of Indian River Drive (a 50 foot wide right of way), thence N.28° 03'43"W., along said West right of way line, a distance of 112.93 feet; thence S.34° 15'00"W., parallel with and 200.00 feet distant from said South line, a distance of 377.91 feet to the POINT OF BEGINNING; containing 0.870 acres.

Subject to all easements and rights of way of record.

DESCRIPTION OF WATER LOT 5:

A parcel of land lying in Section 21, Township 24 South, Range 36 East, being a portion of Lot 3 of ROBERT DIXON'S HOMESTEAD, recorded in Plat Book 1, Page 24 of the public records of Brevard County, Florida, more particularly described as follows:

Commence at the Southwest corner of Lot 5 of INDIAN HILLS, recorded in Plat Book 11, Page 26 of said public records, and run S.34° 15'00"W., along the South line of said subdivision, a distance of 9.26 feet; thence S.26°56'41"E., a distance of 342.36 feet; thence N.34° 15'00"E., parallel with and 300.00 feet distant South, by right angle measurement, from the aforesaid South line of INDIAN HILLS, a distance of 380.42 feet to a point on the West right of way line of Indian River Drive (a 50 foot wide right of way), thence continue N.34° 15'00"E., parallel with said South line, a distance of 56.47 feet to a point on the East right of way line of Indian River Drive, the POINT OF BEGINNING; thence continue N.34° 15'00"E., parallel with said South line, a distance of 7 feet, more or less to and into the waters of the Indian River, thence return to the POINT OF BEGINNING, and run N.28° 03'43"W., along said East right of way line, a distance of 112.93 feet; thence N.34° 15'00"E., parallel with and 200.00 feet distant from said South line, a distance of 7 feet, more or less to and into the waters of the Indian River; thence Southeasterly, meandering said waters, to an intersection with the first course of this description; containing 0.02 acres, more or less.

Subject to all easements and rights of way of record.

EXHIBIT "1"

BK3364PG1890

DESCRIPTION OF WATER LOT 6:

A parcel of land lying in Section 21, Township 24 South, Range 36 East, being a portion of Lot 3 of ROBERT DIXON'S HOMESTEAD, recorded in Plat Book 1, Page 24 of the public records of Brevard County, Florida, more particularly described as follows:

Commence at the Southwest corner of Lot 5 of INDIAN HILLS, recorded in Plat Book 11, Page 26 of said public records, and run S.34° 15'00"W., along the South line of said subdivision, a distance of 9.26 feet; thence S.26° 56'41"E., a distance of 228.24 feet; thence N.34° 15'00"E., parallel with and 200.00 feet distant South, by right angle measurement, from the aforesaid South line of INDIAN HILLS, a distance of 377.91 feet to a point on the West right of way line of Indian River Drive (a 50 foot wide right of way); thence continue N.34° 15'00"E., parallel with said South line, a distance of 56.47 feet to a point on the East right of way line of Indian River Drive, the POINT OF BEGINNING; thence continue N.34° 15'00"E., parallel with said South line, a distance of 7 feet, more or less to and into the waters of the Indian River; thence return to the POINT OF BEGINNING, and run N.28° 03'43"W., along said East right of way line, a distance of 74.15 feet to the point of curvature of a 241.33 foot radius curve to the left; thence continue Northwesterly, along the arc of said curve, thru a central angle of 08° 52'56", a distance of 37.41 feet; thence N.34° 15'00"E., parallel with and 100.00 feet distant from said South line, a distance of 1 feet, more or less to and into the waters of the Indian River; thence Southeasterly, meandering said waters, to an intersection with the first course of this description; containing 0.01 acres, more or less.

Subject to all easements and rights of way of record.

DESCRIPTION OF LOT 6:

A parcel of land lying in Section 21, Township 24 South, Range 36 East, being a portion of Lot 3 of ROBERT DIXON'S HOMESTEAD, recorded in Plat Book 1, Page 24 of the public records of Brevard County, Florida, more particularly described as follows:

Commence at the Southwest corner of Lot 5 of INDIAN HILLS, recorded in Plat Book 11, Page 26 of said public records, and run S.34° 15'00"W., along the South line of said subdivision, a distance of 9.26 feet; thence S.26° 56'41"E., a distance of 114.12 feet to the POINT OF BEGINNING; thence continue S 26° 56'41"E., a distance of 114.12 feet; thence N.34° 15'00"E., parallel with and 200.00 feet distant South, by right angle measurement, from the aforesaid South line of INDIAN HILLS, a distance of 377.91 feet to a point on the West right of way line of Indian River Drive (a 50 foot wide right of way), thence N.28° 03'43"W., along said West right of way line, a distance of 100.39 feet to the point of curvature of a 191.33 foot radius curve to the left; thence Northwesterly, along the arc of said curve and along said West right of way line, thru a central angle of 03° 41'46" a distance of 12.34 feet; thence S.34° 15'00"W., parallel with and 100.00 feet distant from said South line, a distance of 374.94 feet to the POINT OF BEGINNING; containing 0.865 acres.

Subject to all easements and rights of way of record.

EXHIBIT "1"

BK3364PG1891

DESCRIPTION OF LOT 7:

A parcel of land lying in Section 21, Township 24 South, Range 36 East, being a portion of Lot 3 of ROBERT DIXON'S HOMESTEAD, recorded in Plat Book 1, Page 24 of the public records of Brevard County, Florida, more particularly described as follows:

BEGIN at the Southwest corner of Lot 5 of INDIAN HILLS, recorded in Plat Book 11, Page 26 of said public records, and run S.34° 15'00"W., along the South line of said subdivision, a distance of 9.26 feet; thence S.26° 56'41"E., a distance of 114.12 feet; thence N.34° 15'00"E., parallel with and 100.00 feet distant South, by right angle measurement, from the aforesaid South line of INDIAN HILLS, a distance of 374.94 feet to a point on the West right of way line of Indian River Drive (a 50 foot wide right of way), said point being on a 191.33 foot radius curve to the left having a radial bearing of S.58° 14'30"W.; thence Northwesterly, along the arc of said curve and along said West right of way line, thru a central angle of 30° 39'25" a distance of 102.37 feet to a point on the aforesaid South line of INDIAN HILLS; thence S.34° 15'00"W., along said South line, a distance of 325.94 feet to the POINT OF BEGINNING; containing 0.826 acres.

Subject to all easements and rights of way of record.

DESCRIPTION OF WATER LOT 7:

A parcel of land lying in Section 21, Township 24 South, Range 36 East, being a portion of Lot 3 of ROBERT DIXON'S HOMESTEAD, recorded in Plat Book 1, Page 24 of the public records of Brevard County, Florida, more particularly described as follows:

Commence at the Southwest corner of Lot 5 of INDIAN HILLS, recorded in Plat Book 11, Page 26 of said public records, and run S.34° 15'00"W., along the South line of said subdivision, a distance of 9.26 feet; thence S.26° 56'41"E., a distance of 114.12 feet; thence N.34° 15'00"E., parallel with and 100.00 feet distant South, by right angle measurement, from the aforesaid South line of INDIAN HILLS, a distance of 374.94 feet to a point on the West right of way line of Indian River Drive (a 50 foot wide right of way); thence continue N.34° 15'00"E., parallel with said South line, a distance of 53.65 feet to a point on the East right of way line of Indian River Drive, said point being on a 241.33 foot radius curve to the left having a radial bearing of S.53° 03'21"W., the POINT OF BEGINNING; thence continue N.34° 15'00"E., parallel with said South line, a distance of 1 foot, more or less to and into the waters of the Indian River, thence return to the POINT OF BEGINNING, and run Northwesterly along the arc of the aforesaid 241.33 foot radius curve to the left and along said East right of way line, thru a central angle of 24° 05'08" a distance of 101.45 feet to a point on the aforesaid South line of INDIAN HILLS; thence N.34° 15'00"E., along said South line, a distance of 8 feet, more or less to and into the waters of the Indian River, thence Southeasterly, meandering said waters, to an intersection with the first course of this description, containing 0.01 acres, more or less.

Subject to all easements and rights of way of record.

EXHIBIT "1"

BK3364PG1892

CFN 97213056 12-10-97 10:19 am
OR Book/Page: 3743 / 1164

RESOLUTION NO. 97-66

→ City of Cocoa P.O. Box 1750 Cocoa, FL 32923-3:24:23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, DECLARING THAT THE CITY OF COCOA HAS COMPLETED A CERTAIN PUBLIC INFRASTRUCTURE EXPANSION TO ITS SANITARY SEWER SYSTEM TO PROVIDE SEWER SERVICE TO SEVERAL PROPERTIES LOCATED ALONG DIXON BOULEVARD AND INDIAN RIVER DRIVE IN THE CITY OF COCOA; ESTABLISHING AN AREA SPECIFIC CONNECTION CHARGE TO RECOVER FROM THE OWNERS OF THOSE PROPERTIES A PORTION OF THE EXPENDITURE MADE BY THE CITY TO COMPLETE THE EXPANSION AND TO PROVIDE THE SEWER SERVICE; IDENTIFYING THE CONNECTION CHARGE AS THE "DIXON/INDIAN RIVER PHASE I CONNECTION CHARGE"; PROVIDING A FINANCIAL SCHEDULE FOR PAYMENT OF THE "DIXON/INDIAN RIVER PHASE I CONNECTION CHARGE"; PROVIDING A METHOD FOR PROPERTY OWNERS TO PAY THE "DIXON/ INDIAN RIVER PHASE I CONNECTION CHARGE"; STATING A PUBLIC PURPOSE FOR THE "DIXON/INDIAN RIVER PHASE I CONNECTION CHARGE"; PROVIDING FOR SEVERABILITY; REPEALING PRIOR INCONSISTENT RESOLUTIONS; PROVIDING A STATEMENT THAT THE RESOLUTION WAS PUBLISHED IN A NEWSPAPER OF GENERAL PUBLICATION PRIOR TO ADOPTION; PROVIDING A STATEMENT THAT WRITTEN NOTICE BY U.S. MAIL WAS PROVIDED TO EACH PROPERTY OWNER SUBJECT TO THE "DIXON/INDIAN RIVER PHASE I CONNECTION CHARGE"; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Cocoa has made a public infrastructure expansion authorized by Article IX of the Cocoa City Charter and Section 170.01, Florida Statutes, by installing sanitary sewer facilities along Dixon Boulevard, east of U. S. Highway 1, and along Indian River Drive, north and south of Dixon Boulevard, within the municipal corporate limits of the City of Cocoa, Brevard County, Florida (hereinafter referred to as the "Project"); and

WHEREAS, the City Council, at its regular meeting of October 14, 1997, gave conceptual approval to establishing an area-specific connection charge to recover a portion of the costs of this Project from owners of real property specially benefitted by said Project; and

WHEREAS, the City Council finds that the Project is in the best interests of the public health, safety, and welfare and is in furtherance of the policies, goals and objectives of the City's Comprehensive Plan; and

WHEREAS, the City Council finds that recovering a portion of the costs of this Project is in the best interests of the City's sanitary sewer system and the public health, safety, and welfare of the citizens of Cocoa.

Sandy Crawford
Clerk Of Courts, Brevard County
#Pgs: 7 #Names: 2
Trust: 4.00 Rec: 29.00 Serv 0.00
Deed: 0.00 Excise: 0.00
Mtg: 0.00 nt Tax: 0.00

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AS FOLLOWS:

Section 1. General.

a. **Incorporation of Recitals.** The foregoing recitals are deemed to be true and accurate and are hereby fully incorporated herein by this reference.

b. **Name.** The area specific connection charge identified herein shall be known as the "Dixon/Indian River Phase I Connection Charge" (hereinafter abbreviated and referred to as "Connection Charge").

c. **Purpose.** The primary public purpose of the Connection Charge is to recover a portion of the cost of the public sewer infrastructure expansion identified and authorized herein.

Section 2. Construction of Public Sewer Infrastructure Expansion. The City of Cocoa has caused to be constructed a public sewer infrastructure expansion consisting of the extension of certain sanitary sewer lines and all necessary appurtenances to provide for the collection and transmission of sanitary sewer to the Jerry Sellers Water Reclamation Facility ("Project"). The Project shall benefit certain properties generally abutting, adjoining, contiguous to or fronting: (1) Dixon Boulevard east from U.S. Highway 1 to Indian River Drive; and (2) Indian River Drive north and south from Dixon Boulevard. The location of the properties and the Project are more particularly depicted in Exhibit A which is attached hereto and fully incorporated herein by this reference.

Section 3. Dixon/Indian River Phase I Connection Charge. The total estimated cost of the Project is $276,659.00 based on actual design costs and bid construction costs, as of July 24, 1997. The total estimated cost has been paid in advance by the City of Cocoa. The City of Cocoa shall recover a discounted portion of the total estimated cost from the property owners specially benefitted from the Project through the means of a Connection Charge, as authorized herein. The cumulative amount to be recovered by the Connection Charge shall be forty percent (40%) of the estimated cost of the Project ($110,663.67). The Connection Charge shall not be adjusted for inflation. The Connection Charge shall not be adjusted to include actual construction costs regardless of whether the actual construction costs are higher or lower than the estimated construction cost. The Connection Charge shall be proportionately allocated to each specially benefitted property based on a formula utilizing two factors which are weighted equally (50% each): (1) estimated water usage of the individual properties based on Equivalent Residential Units (ERCs) and (2) the foot frontage of the individual properties specially benefitted by the Project.

Section 4. Payment of Connection Charge. Upon application for connection to the City's sanitary sewer collection and treatment system and prior to obtaining sewer service, each specially benefitted property owner listed in Exhibit B shall pay the applicable Connection Charge set forth

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in the financial schedule attached as Exhibit B, which is fully incorporated herein by this reference, pursuant to the following payment terms.

a. **Method of Payment**. At the option of the property owner, payment shall be made in full prior to obtaining service or in twenty-four (24) equal, monthly installments. If payment is made in installments, the first installment shall be paid prior to obtaining service and the other twenty-three (23) installments shall be paid each consecutive month thereafter. Payment in full shall be made within twenty-four (24) months of obtaining service. The City shall bill each monthly installment on the property owner's monthly water bill or bill each monthly installment by some other method mutually acceptable to the City and the property owner.

b. **Collection of Payment**. In the event the property owner fails to pay the Connection Charge pursuant to the terms of this Resolution, the City shall have the right to collect the Connection Charge in any manner provided by law and similar to collecting delinquent water and sewer consumption charges, including, but not limited to, filing a lien on the property owner's property, discontinuing water and sewer service, and levying interest and penalties on past due amounts. Additionally, if the property owner continuously fails to make installment payments on a timely basis, the City reserves the right to accelerate the full payment of the Connection Charge and require the property owner to immediately pay the balance of the Connection Charge in full, plus penalties and interest.

c. **Run with the Land**. The obligation to pay the Connection Charge shall be deemed to run with the land. As such, upon adoption of this Resolution by the City Council, this Resolution shall be duly recorded in the public records of Brevard County.

Section 5. **Dixon Boulevard/Indian River Phase I Connection Charge Fund**. The funds collected by the City through the Connection Charge shall be held in a specially designated account for this purpose. Notwithstanding the foregoing, the City may redesignate these funds at any time for any capital improvement of the sanitary sewer collection and treatment system the City deems appropriate, and no user will be entitled to a reimbursement for any portion of the Connection Charge so redesignated.

Section 6. **Public Hearing**. The City Council held a duly noticed public hearing on this Resolution on the date set forth below.

Section 7. **Publication** This Resolution has been published in a newspaper of general circulation in Cocoa, Florida prior to adoption. The record owners of the specially benefitted properties identified in Exhibit B herein have been provided written notice, by U.S. mail, return receipt requested, in advance of the public hearing on this Resolution.

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Section 8. **Severability**. Should any section or provision of this Resolution, or any portion hereof, any paragraph, sentence, or word be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereto, as a whole or part thereof, to be declared invalid.

Section 9. **Prior Inconsistent Resolutions**. All prior resolutions or parts thereof which are inconsistent with this Resolution are repealed to the extent of such inconsistency.

Section 10. **Effective Date**. This Resolution shall become effective immediately upon adoption by the City Council of the City of Cocoa.

Resolved by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the 25th day of November, 1997.

Michael A. Hill, Mayor

ATTEST:

Joan Clark, City Clerk

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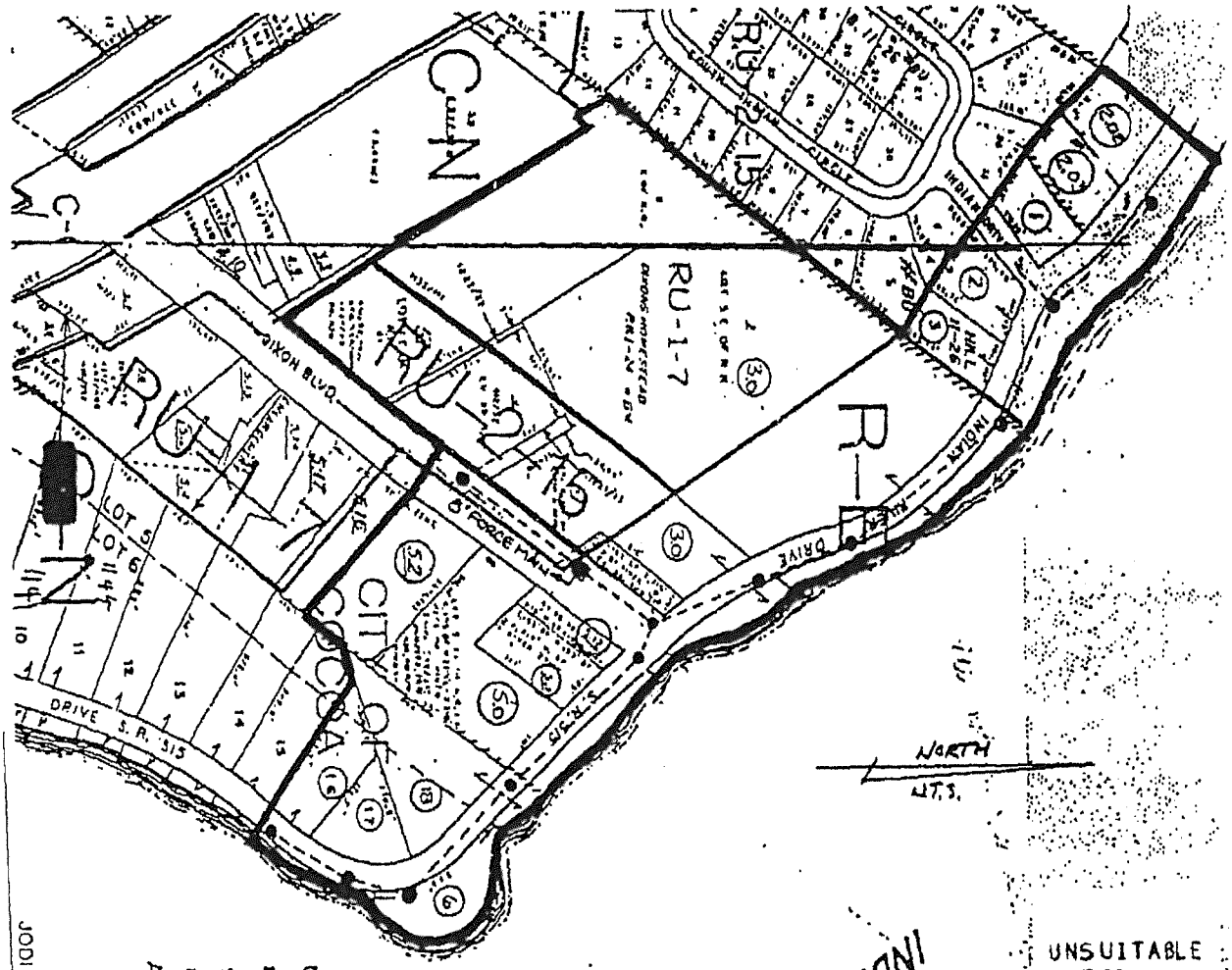
EXHIBIT A

LOCATION OF PROPERTIES AND PROJECT

The sewer main extends (1) 500 feet ± west of Indian River Drive along Dixon Boulevard; (2) 1250 feet ± north of Dixon Boulevard along Indian River Drive; (3) 1050 feet ± south of Dixon Boulevard along Indian River Drive.



UNSUITABLE FOR MICROFILM

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DIXON/I.R.D./U.S.1 SEWER FACILITIES - PROPERTY OWNERS

EXHIBIT B.1
SPECIALLY BENEFITED PROPERTY OWNERS

	ADDRESS	OWNER	OWNER'S ADDRESS STREET	CITY	STATE
1	650 DIXON BLVD	RICHARD REINBERG	1 FAIRFIELD CRES.	CALDWELL	*NEW JERSEY*
2	1171 INDIAN RIVER DR	DONALD N & JUDITH M MOLITOR	1171 INDIAN RIVER DR	COCOA	FLORIDA
3	1175 INDIAN RIVER DR	MARY H CLENDINEN	1175 INDIAN RIVER DR	COCOA	FLORIDA
4	1179 INDIAN RIVER DR	RUTH C KERSHAW	PO BOX 1924	COCOA	FLORIDA
5	1198 INDIAN RIVER DR	RUTH C KERSHAW	PO BOX 1924	COCOA	FLORIDA
6	1201 INDIAN RIVER DR	RUSSELL DIXON & MAY LIVINGSTON	2115 MACFARLAND DR	COCOA	FLORIDA
7	1209 INDIAN RIVER DR	RUSSELL DIXON & MAY LIVINGSTON	2115 MACFARLAND DR	COCOA	FLORIDA
8	1421 INDIAN RIVER DR	RUPPERT & ERIKA STRULLER	1421 INDIAN RIVER DR	COCOA	FLORIDA
9	1419 INDIAN RIVER DR	MARCUS S STRULLER TRUSTEE	1419 INDIAN RIVER DR	OAKLAND	*MICHIGAN*
10	UNDEVELOPED	ALEXANDER & NINA KAKASENKO	1495 ROCHESTER RD	COCOA	FLORIDA
11	UNDEVELOPED	RUSSELL DIXON & MAY LIVINGSTON	2115 MACFARLAND DR	COLLINS	*GEORGIA*
12A	UNDEVELOPED	MARJORIE S DAVIS	RT#2	COLLINS	*GEORGIA*
12B	UNDEVELOPED	MARJORIE S DAVIS	RT#2	COCOA	FLORIDA
13	1405 INDIAN RIVER DR	CHARLES G & LAURA K GAY	1405 INDIAN RIVER DR	COCOA	FLORIDA
14	1411 INDIAN RIVER DR	EDRYA E HANSON	1411 INDIAN RIVER DR	COCOA	FLORIDA
15	1415 INDIAN RIVER DR	JUDITH A & EDWARD LANG HOUSTON	1415 INDIAN RIVER DR	COCOA	FLORIDA

EXHIBIT B.2
SPECIALLY BENEFITED PROPERTY OWNERS

DIXON BLVD./INDIAN RIVER DR./U.S.1 AREA SEWER FACILITIES
RECOMMENDED AREA-SPECIFIC CONNECTION CHARGE (ASCC) BASED ON:
50% WATER CONSUMPTION
50% LOT FRONT FOOTAGE

PHASE 1 WILL SERVE 127 OF TOTAL 833 ECRs THAT EXIST IN THE TOTAL PROJECT AREA SO 13.61% (127/833) OF THE COST OF FACILITIES THAT WILL BE BUILT IN PHASE I BUT ARE SIZED FOR THE TOTAL PROJECT AREA WILL BE CHARGED TO THE PROPERTY OWNERS IN PHASE I THESE FACILITIES INCLUDE THE LIFT STATION AND FORCE MAIN SO 13.61% OF THE DESIGN OF THE TOTAL AREA FACILITIES
WILL BE CHARGED TO PROPERTY OWNERS IN PHASE I THE REMAINDER (86.39%) OF THE COSTS WILL BE FUNDED FROM WATER/SEWER RESERVES AND RECOVERED IF AND WHEN THE REMAINDER OF THE PROJECT AREA IS SERVED.

TOTAL PROJECT COSTS @ 7/24/97

CONSTRUCT GRAVITY SEWER	$71,500
CONSTRUCT LIFT STATION & FORCE MAIN	$197,139
TOTAL	$285,853
DESIGN	$504,492

PHASE I PROJECT COSTS @ 7/24/97

50%+13.61%*50%	$400,816
100% * 13.61% =	$197,139
TOTAL	$597,955
REMAINDER =	$276,809
	$277,853

TAX ID #	ADDRESS	ERCs	WATER CONSUMPTION (gallons per day 300 gpd=1 ERC)	% OF TOTAL	WATER CONSUMPTION CHARGE	FRONT FOOTAGE	% OF TOTAL	FRONT FOOTAGE CHARGE	TOTAL ASCC	AFTER ONE-TIME 50% DISCOUNT ON ASCC	SEWER PLANT IMPACT FEES	FORCE MAIN CONNECTION CHARGE	TOTAL
1 24-36-21-884-000000.0-0004.01-001													
2 24-36-21-884-000000.0-0004.01-002													
3 24-36-21-884-000000.0-0004.01-003													
4 24-36-21-884-000000.0-0018.00	650 DIXON BLVD.	37	11,100	29.13%	$40,300.74	245	7.74%	$10,707.98	$51,008.72	$20,403.49	$46,250.00	$1,036.00	$67,689.49
5 24-36-21-884-000000.0-0017.00	1171 INDIAN RIVER	1	300	0.79%	$1,089.21	100	3.16%	$4,370.60	$5,459.81	$2,183.92	$1,250.00	$28.00	$3,461.92
6 24-36-21-884-000000.0-0018.00	1175 INDIAN RIVER	1	300	0.79%	$1,089.21	170	5.37%	$7,430.03	$8,519.23	$3,407.69	$1,250.00	$28.00	$4,685.69
7 24-36-21-884-000000.0-0005.00	1179 INDIAN RIVER	1	300	0.79%	$1,089.21	240	7.58%	$10,489.45	$11,578.66	$4,631.46	$1,250.00	$28.00	$5,909.46
8 24-36-21-884-000000.0-0006.01-001	1188 INDIAN RIVER	1	300	0.79%	$1,089.21	265	8.37%	$11,582.10	$12,671.31	$5,068.52	$1,250.00	$28.00	$6,346.52
9 24-36-21-884-000000.0-0002.02	1201 INDIAN RIVER	1	300	0.79%	$1,089.21	103	3.25%	$4,501.72	$5,590.93	$2,236.37	$1,250.00	$28.00	$3,514.37
10 24-36-21-884-000000.0-0002.03	1208 INDIAN RIVER	1	300	0.79%	$1,089.21	105	3.32%	$4,589.13	$5,678.34	$2,271.34	$1,250.00	$28.00	$3,549.34
11 24-36-21-884-000000.0-0008.02	1421 INDIAN RIVER	1	300	0.79%	$1,089.21	155	4.90%	$6,774.43	$7,863.64	$3,145.46	$1,250.00	$28.00	$4,423.46
12A 24-36-21-884-000000.0-0006.12	1419 INDIAN RIVER	1	300	0.79%	$1,089.21	100	3.16%	$4,370.60	$5,459.81	$2,183.92	$1,250.00	$28.00	$3,461.92
12B 24-36-21-884-000000.0-0003.00	UNDEVELOPED	1	300	0.79%	$1,089.21	205	6.48%	$8,958.74	$10,048.95	$4,019.58	$1,250.00	$28.00	$5,297.58
13 24-36-21-884-000000.0-0003.00	UNDEVELOPED	1	300	0.79%	$1,089.21	160	5.06%	$6,992.96	$8,082.17	$3,232.87	$1,250.00	$28.00	$4,510.87
14 24-36-21-884-000000.0-0003.00	UNDEVELOPED	1	300	0.79%	$1,089.21	185	5.85%	$8,085.62	$9,174.83	$3,669.93	$1,250.00	$28.00	$4,947.93
15 24-36-21-884-000000.0-0002.00	1405 INDIAN RIVER	70	21,000	55.12%	$76,244.85	832	26.29%	$36,363.42	$112,608.27	$45,043.31	$87,500.00	$1,960.00	$134,503.31
16 24-36-21-884-000000.0-0001.00	1411 INDIAN RIVER	7	2,100	5.51%	$7,624.47	100	3.16%	$4,370.60	$11,995.07	$4,798.03	$8,750.00	$196.00	$13,744.03
	1415 INDIAN RIVER	1	300	0.79%	$1,089.21	100	3.16%	$4,370.60	$5,459.81	$2,183.92	$1,250.00	$28.00	$3,461.92
	TOTALS	127	38,100	100%	$138,329.58	3165	100%	$138,329.58	$276,659.17	$110,663.67	$158,750.00	$3,556.00	$272,969.87
										40%			

DIXRDA58.WK4

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OR Book/Page: 3743 / 1170

CFN 2012257128, OR BK 6763 Page 1038, Recorded 12/21/2012 at 11:03 AM, Mitch Needelman, Clerk of Courts, Brevard County

ORDINANCE NO. 27-2012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, ADOPTING A SMALL SCALE FUTURE LAND USE MAP ("FLUM") AMENDMENT BY CHANGING THE FLUM DESIGNATION OF A PORTION OF ONE (1) PARCEL OF REAL PROPERTY TOTALING 4.55 ACRES, MORE OR LESS, AND GENERALLY LOCATED ON THE WEST SIDE OF NORTH INDIAN RIVER DRIVE NORTH OF DIXON BOULEVARD IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM "LOW DENSITY RESIDENTIAL" TO "VERY LOW DENSITY RESIDENTIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, INCORPORATION INTO THE COMPREHENSIVE PLAN, AND AN EFFECTIVE DATE.

WHEREAS, the future land use map amendment embodied in this Ordinance is a small scale amendment to the City of Cocoa Comprehensive Plan in accordance with Section 163.3187(1), Florida Statutes; and

WHEREAS, the Local Planning Agency of the City of Cocoa held a duly noticed public hearing on October 10, 2012 in accordance with the procedures established in Chapter 163, Part II, Florida Statutes, on the proposed comprehensive plan amendment; and

WHEREAS, the City Council of the City of Cocoa held a duly noticed public hearing on the proposed amendment set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby approves and adopts the Comprehensive Plan Amendment set forth hereunder; and

WHEREAS, the City Council of the City of Cocoa hereby finds that this Ordinance is in the best interests of the public health, safety, and welfare of the citizens of Cocoa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS, AS FOLLOWS:

Section 1. **Recitals.** The foregoing recitals are true and correct and are fully incorporated herein by this reference.

Section 2. **Authority.** This Ordinance is adopted in compliance with, and pursuant to,

the Community Planning Act, formerly known as the Local Government Comprehensive Planning and Land Development Regulations Act.

Section 3. **Purpose and Intent.** It is hereby declared to be the purpose and intent of this Ordinance to clarify, expand, correct, update, modify and otherwise further the provisions of the City of Cocoa Comprehensive Plan.

Section 4. **Adoption of Amendment to the Future Land Use Map.** The City of Cocoa Comprehensive Plan, Future Land Use Map, is hereby amended by designating the real property depicted and legally described on **Exhibit "A"** from "Low Density Residential" to "Very Low Density Residential." Exhibit "A" is attached hereto and fully incorporated herein by this reference.

Section 5. **Repeal of Prior Inconsistent Ordinances and Resolutions.** All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 6. **Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 8. **Incorporation into Comprehensive Plan.** Upon the effective date of the Comprehensive Plan Amendment adopted by this Ordinance, said Amendment shall be incorporated into the City of Cocoa Comprehensive Plan and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

Section 9. **Effective Date and Legal Status of the Plan Amendment.** The effective date of this Ordinance shall take effect thirty-one (31) days after adoption, in accordance with Section 163.3187(5)(c), unless challenged within thirty (30) days after adoption of this Ordinance, then this Ordinance shall become effective at such time as the state land planning agency or the Administrative Commission issues a final order determining that the adopted small scale development amendment is in compliance. No development orders, development permits, or land use dependent on this Amendment may be issued or commenced before it has become effective. After and from the effective date of this Amendment, the Comprehensive Plan Amendment set forth herein shall amend the City of Cocoa Comprehensive Plan and become a part of that plan and the Amendments shall have the legal status of the City of Cocoa Comprehensive Plan, as amended.

[ADOPTION PAGE FOLLOWS]

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the 13th day of November, 2012.

Michael C. Blake, Mayor

ATTEST:

Joan Clark, City Clerk

1st reading: 10/13/12
2nd reading: 11/13/12
Effective Date: 12/14/12

LEGAL DESCRIPTION

A parcel of land being a portion of lands as described in O.R. Book 4654, Page 3026. All lying in Sections 20 and 21, Township 24 South, Range 36 East, Brevard County, Florida and being more particularly described as follows:

Begin at the intersection of the easterly right-of-way line of US Highway No. 1 as shown on Florida Department of Transportation Right-of-way Map Section 7002-275 with the southerly line of the plat of Indian Hill Subdivision as recorded in Plat Book 11, Page 26 of said Public Records; thence N.38°21 '29"E., along said southerly line, a distance of 987.06 feet to the Point-of-Beginning of this description to wit; thence continue north 38°21 '29"E., along said southerly line a distance of 231.26 feet to a point on the westerly right-of-way line of Indian River Drive (a 50.00 foot wide Public right-of-way as described in OR Book 3364, Page 1877 of said Public Records); said point also being on the arch of a 191.33 foot radius circular curve concave westerly; thence along said westerly right-of-way line of Indian River Drive the following 5 courses; thence southerly along the arc of said curve through a central angle of 34°21 '11" a distance of 114.72 feet to the Point-of-Tangency; said curve having a chord bearing of S.41°07'50"E. and a chord distance of 113.01 feet; thence S.23"57'14"E. a distance of 251.16 feet to the Point-of-Curvature of a 337.75 foot radius circular curve concave westerly; thence southerly along the arc of said curve through a central angle of 19°27'47" a distance of 114.73 feet; said curve having a chord bearing of S.14°13'21"E. and a chord distance of 114.18 feet to the Point-of-Reverse-Curvature of a 454.47 foot radius circular curve concave easterly; thence southerly along the arc of said curve through a central angle of 19°05'52" a distance of 151.48 feet to the Point-of- Tangency; said curve having a chord bearing of S.14°02'23"E. and a chord distance of 150.78 feet; thence S.23"35'19"E. a distance of 201.85 feet to a point on the northerly right-of-way line of Dixon Boulevard; thence S.38°27'22"W. along said northerly right-of-way line a distance of 233.94 feet; thence N.22"51 '32"W. a distance of 823.08 feet to the Point-of-Beginning.

Together with the following described Shoreline Parcel No. 1;

A parcel of land being a portion of lands as described in O.R. Book 4654, Page 3026. All lying in Sections 20 and 21, Township 24 South, Range 36 East, Brevard County, Florida and being more particularly described as follows:

Commence at the intersection of the easterly right-of-way line of US Highway No. 1 as shown on Florida Department of Transportation Right-of-way Map Section 7002-275 with the southerly line of the plat of Indian Hill Subdivision as recorded in Plat Book 11, Page 26 of said Public Records; thence N.38°21'29"E., along

said southerly line, a distance of 1,268.59 feet to a point on the easterly right-of-way line of Indian River Drive (a 50.00 foot wide Public right-of-way as described in OR Book 3364, Page 1877 of said Public Records) and the Point-of-Beginning of this description to wit; thence continue N.38°21'29"E. a distance of 13.17 feet to the "safe upland line" of elevation 1.10 NGVD as determined by the Florida Department of Environmental Protection; thence along said "safe upland line" the following two courses; S.33"17'24"E. a distance of 31.79 feet; thence S.40049'43"E. a distance of 19.61 feet to a point on the aforesaid easterly right-of-way line of Indian River Drive; said point also being on the arc of a 241.33 foot radius circular curve concave westerly; thence Northerly, along the arc of said curve, through a central angle of 11°45'25" a distance of 49.52 feet; said curve having a chord bearing of N.51°02'36"W. and a chord distance of 49.43 feet to the Point-of-Beginning.

Together with the following described Shoreline Parcel No.2;

A parcel of land being a portion of lands as described in O.R. Book 4654, Page 3026. All lying in Sections 20 and 21, Township 24 South, Range 36 East, Brevard County, Florida and being more particularly described as follows:

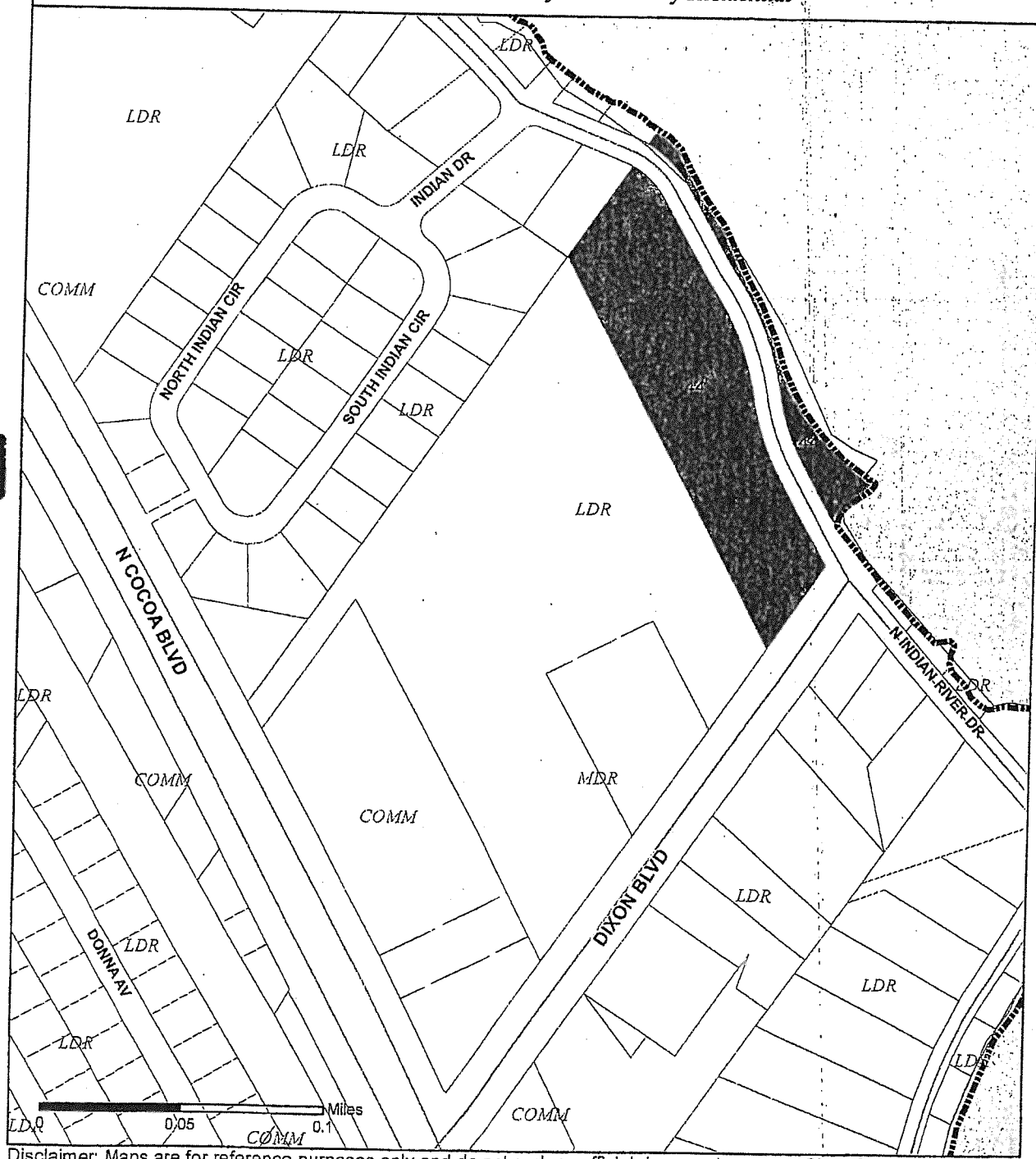
Commence at the intersection of the easterly right-of-way line of US Highway No. 1 as shown on Florida Department of Transportation Right-of-way Map Section 7002-275 with the southerly line of the plat of Indian Hill Subdivision as recorded in Plat Book 11, Page 26 of said Public Records; thence N.38°21'29"E. along said southerly line, a distance of 1,268.59 feet to a point on the easterly right-of-way line of Indian River Drive (a 50.00 foot wide Public right-of-way as described in OR Book 3364, Page 1877 of said public records); thence along said easterly right-of-way line the following two (2) courses; said point also being on the arc of a 241.33 foot radius circular curve concave westerly; thence Southerly, along the arc of said curve, through a central angle of 32"58'04" a distance of 138.86 feet to the point of tangency; said curve having a chord bearing of S.40026'16"E. and a chord distance of 136.95 feet; thence S.23"57'14"E. a distance of 65.55 feet to the Point-of-Beginning of this description to wit; thence continue along said easterly right-of-way line the following 4 courses to wit; S.23"57'14"E. a distance of 185.61 feet to the point of curvature of a 387.75 foot radius circular curve concave westerly; thence Southerly, along the arc of said curve, through a central angle of 19°27'47" a distance of 131.72 feet to the point of reverse curvature, said curve having a chord bearing of S.14°13'21"E. and a chord distance of 131.08 feet; thence Southerly, along the arc of said curve, through a central angle of 19°05'52" a distance of 134.82 feet to the point-of-tangency, said curve having a chord bearing of S.14°02'23"E. and a chord distance of 134.19 feet; thence S.23°35'19"E. a distance of 147.88 feet to an intersection with the "safe ;/ upland line" of elevation 1.10 N.G. V.D as determined by the Florida Department of Environmental Protection; thence along said "safe upland line" the following 17 courses; thence N.08°27'32"E. a distance of 19.66 feet; thence

N.51°49'48"E. a distance of 26.37 feet; thence N.61°17'55"E. a distance of 26.47 feet; thence N.44°22'26"E. a distance of 14.76 feet; thence N.46°32'02"E. a distance of 14.48 feet; thence N.28°20'13"E. a distance of 3.61 feet; thence N.56°03'27"W. a distance of 76.35 feet; thence N.38°28'42"W. a distance of 49.84 feet; thence N.2T30'38"W. a distance of 76.99 feet; thence N.36°24'12"W. a distance of 43.34 feet; thence 2 N.11 °22' 41 "w. a distance of 65.04 feet; thence N.18°05'06"W. a distance of 59.01 feet; thence N.23"59'37"W. a distance of 60.89 feet; thence N.25°28'01 "w. a distance of 57.88 feet; thence N.09°54'07"W. a distance of 34.46 feet; thence N.30042'12"W. a distance of 15.82 feet; thence N.3T39'39"W. a distance of 34.60 feet to the Point-of-Beginning.

Containing a total of 4.55 acres more or less.

City of Cocoa
Future Land Use Map Amendment
Exhibit A

Current FLU: LDR - Low Density Residential
Proposed FLU: VLDR - Very Low Density Residential



Disclaimer: Maps are for reference purposes only and do not replace official documents.

City of Cocoa GIS - 2012

CFN 2018127885, OR BK 8183 Page 1060, Recorded 06/07/2018 at 11:08 AM, Scott Ellis, Clerk of Courts, Brevard County

RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT

Document Prepared By:
St. Johns River Water Management District (SJRWMD)

Return to:

Name	**Office of Business and Administrative Services**
Agency Name	St. Johns River Water Management District
Street Address	4049 Reid Street / P. O. Box 1429
City, State Zip	Palatka, FL 32178-1429

RE: Permit No.: 130146-2
Grantee: David L Greene
City of Cape Canaveral
Parcel ID: 24-36-21-BM-*-3
County: Brevard

Notice

The SJRWMD hereby gives notice that Environmental Resource Permit No 130146-2 has been issued to authorize the construction or modification of a stormwater management system, works or other activities to serve the real-property described on Exhibit "A" attached hereto and made a part hereof ("Premises"). This property is subject to the requirements and restrictions set forth in Chapter 373, Florida Statutes and Rule 62-330, Florida Administrative Code.

Within thirty (30) days of any transfer of interest or control of that portion of the premises containing the stormwater management system, works or other activities (or any portion thereof), the permittee must notify the Agency in writing of the property transfer. Notification of the transfer does not by itself constitute a permit transfer. Therefore, purchasers of that portion of the premises containing the stormwater management system, works or other activities regulated by the Agency (or any portion thereof) are notified that it is unlawful for any person to construct, alter, operate, maintain, remove or abandon any stormwater management system, dam, impoundment, reservoir, appurtenant work, works, or other activities, including dredging or filling, (or any combination thereof), without first having obtained an environmental resource permit from the Agency in the purchaser's name.

Within thirty (30) days of the completion of construction of the stormwater management system, works or other activities regulated by the Agency, a signed and sealed construction completion certification must be submitted to Agency pursuant to the requirements of Rule 62-330.090(5), Florida Administrative Code.

This notice is applicable to property containing the regulated stormwater management system, works or other activities. For purposes of this notice only, these facilities include lakes, canals, swales, ditches, berms, retention or detention areas, water control structures, pumps, culverts, inlets, roads, and wetland mitigation areas, buffers and upland compensation areas, and docking facilities.

Conditions
The Permit is subject to the General Conditions set forth in Rule- 62-330.350, Florida Administrative Code. The Permit also contains additional Special Conditions. Accordingly, interested parties should closely examine the entire Permit, all associated applications, and any subsequent modifications.

Conflict Between Notice And Permit
This Notice of Permit is not a complete summary of the Permit. Provisions in this Notice of Permit shall not be used in interpreting the Permit provisions. In the event of conflict between this Notice of Permit and the Permit, the Permit shall control.

This Notice Is Not An Encumbrance
This Notice is for informational purposes only. It is not intended to be a lien, encumbrance, or cloud on the title of the premises.

Release
This Notice may not be released or removed from the public records without the prior written consent of the Agency.

This Notice of Permit is executed on this 4th day of June 20 18

Susan Getchell
Deputy District Clerk, For Agency

Agency Contact: Office of Business and Administrative Services (OBAS) Office Director

STATE OF: Florida

COUNTY OF: Putnam

The foregoing instrument was acknowledged before me this 4th day of June, 2018 by Susan Getchell, as Deputy District Clerk of the St. Johns River Water Management District.

Sandra L Bertram
Notary Public Signature

[Notary Seal]

SANDRA L. BERTRAM
Commission # GG 162721
Expires January 29, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Sandra L. Bertram
Printed/Typed Name

Commission Number: GG162721

My Commission Expires: 01-29-2022

Dixons Subd Part Of Lots 3 & 4 E Of Rr Exc Orb 7455 Pg 2735, Hwy & Rd R/W Par 4.02

THIS INSTRUMENT PREPARED BY:

Law Offices of Lawrence Andelsman, P.C
98 Cutter Mill Road, Suite 462S
Great Neck, New York 11021

WHEN RECORDED, RETURN TO:

Sky 18 Series 12 LLC
7300 Biscayne Blvd #200
Miami, Florida 33138

Property ID No.: 24-36-21-BM-*-3 and 24-36-21-BM-*-3.02

MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING, AND SECURITY AGREEMENT

(Commercial)

Note Amount: **$500,000.00**
Property Address: **620 Dixon Boulevard, Cocoa, Florida 32922**

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS $500,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE OR ANY OTHER UNPAID AMOUNTS.

THIS DOCUMENT CONSTITUTES A FIXTURE FILING IN ACCORDANCE WITH THE FLORIDA UNIFORM COMMERCIAL CODE.

This Mortgage, Assignment of Leases and Rents, Fixture Filing, and Security Agreement (the "Security Instrument" or "Mortgage") is made as of July 14, 2025, among COCOA VILLAGE BAY ESTATES LLC, a Florida limited liability company ("Borrower"), whose address is 2333 Ponce De Leon Boulevard, Suite 630, Coral Gables, Florida 33134; and Sky 18 Series 12 LLC, a Florida limited liability company, as mortgagee ("Lender"), its successors and/or assigns as their interests may appear, whose address is 7300 Biscayne Blvd #200, Miami, Florida 33138.

TRANSFER OF RIGHTS IN THE PROPERTY

To secure the full and timely payment of the Indebtedness and the full and timely performance and discharge of the Obligations, Borrower MORTGAGES, WARRANTS, GRANTS, BARGAINS, SELLS, AND CONVEYS to Lender the Mortgaged Property, with power of sale and right of entry, subject only to the Permitted Encumbrances, to have and to hold the Mortgaged Property to Lender, its successors and assigns forever, and Borrower does hereby bind itself, its successors, and its assigns to warrant and forever defend the title to the Mortgaged Property to Lender against anyone lawfully claiming it or any part of it.

As additional security for the full and timely payment of the Indebtedness and the full and timely performance and discharge of the Obligations, Borrower grants to Lender a security interest in the Personalty, Fixtures, Leases, and Rents under Article Nine of the Uniform Commercial Code in effect in the state where the Mortgaged Property is located. Borrower further grants, bargains, conveys, assigns, transfers, and sets over to Lender, a security interest in and to all of Borrower's right, title, and interest in, to, and under the Personalty, Fixtures, Leases, Rents, and Mortgaged Property (to the extent characterized as personal property) to secure the full and timely payment of the Indebtedness and the full and timely performance and discharge of the Obligations.

Borrower agrees to execute and deliver, from time to time, such further instruments, including, but not limited to, security agreements, assignments, and UCC financing statements, as may be requested by Lender to confirm the lien of this Security Instrument on any of the Mortgaged Property. Borrower further irrevocably grants, transfers, and assigns to Lender the Rents. This assignment of Rents is to be effective to create a present security interest in existing and future Rents of the Mortgaged Property.

TO MAINTAIN AND PROTECT THE SECURITY OF THIS SECURITY INSTRUMENT, TO SECURE THE FULL AND TIMELY PERFORMANCE BY BORROWER OF EACH AND EVERY OBLIGATION, COVENANT, AND AGREEMENT OF BORROWER UNDER THE LOAN DOCUMENTS, AND AS ADDITIONAL CONSIDERATION FOR THE INDEBTEDNESS AND OBLIGATIONS EVIDENCED BY THE LOAN DOCUMENTS, BORROWER HEREBY COVENANTS, REPRESENTS, AND AGREES AS FOLLOWS:

DEFINITIONS.

1. **Definitions.** For purposes of this Security Instrument, each of the following terms shall have the following respective meanings:

1.1 "**Attorneys' Fees.**" Any and all attorney fees (including the allocated cost of in-house counsel), paralegal, and law clerk fees, including, without limitation, fees for advice, negotiation, consultation, arbitration, and litigation at the pretrial, trial, and appellate levels, and in any bankruptcy proceedings, and attorney costs and expenses incurred or paid by Lender in protecting its interests in the Mortgaged Property, including, but not limited to, any action for waste, and enforcing its rights under this Security Instrument.

1.2 "**Borrower.**"

1.2.1. The named Borrower in this Security Instrument;

1.2.2. The obligor under the Note, whether or not named as Borrower in this Security Instrument; and

1.2.3. Subject to any limitations of assignment as provided for in the Loan Documents, the heirs, legatees, devisees, administrators, executors, successors in interest to the Mortgaged Property, and the assigns of any such Person.

All references to Borrower in the remainder of the Loan Documents shall mean the obligor under the Note.

1.3 "**Event of Default.**" An Event of Default as defined in the Loan Agreement.

1.4 "**Fixtures.**" All right, title, and interest of Borrower in and to all materials, supplies, equipment, apparatus, and other items now or later attached to, installed on or in the Land or the Improvements, or that in some fashion are deemed to be fixtures to the Land or Improvements under the laws of the state where the Mortgaged Property is located, including the Uniform Commercial Code. "Fixtures" includes, without limitation, all items of Personalty to the extent that they may be deemed Fixtures under Governmental Requirements.

1.5 "**Governmental Authority.**" Any and all courts, boards, agencies, commissions, offices, or authorities of any nature whatsoever for any governmental unit (federal, state, county, district, municipal, city, or otherwise) whether now or later in existence.

1.6 "**Governmental Requirements.**" Any and all laws, statutes, codes, ordinances, regulations, enactments, decrees, judgments, and orders of any Governmental Authority.

1.7 "Impositions." All real estate and personal property taxes, water, gas, sewer, electricity, and other utility rates and charges; charges imposed under any subdivision, planned unit development, or condominium declaration or restrictions; charges for any easement, license, or agreement maintained for the benefit of the Mortgaged Property, and all other taxes, charges, and assessments and any interest, costs, or penalties of any kind and nature that at any time before or after the execution of this Security Instrument may be assessed, levied, or imposed on the Mortgaged Property or on its ownership, use, occupancy, or enjoyment.

1.8 "Improvements." Any and all buildings, structures, improvements, fixtures, and appurtenances now and later placed on the Mortgaged Property, including, without limitation, all apparatus and equipment, whether or not physically affixed to the land or any building, which is used to provide or supply air cooling, air conditioning, heat, gas, water, light, power, refrigeration, ventilation, laundry, drying, dish washing, garbage disposal, or other services; and all elevators, escalators, and related machinery and equipment, fire prevention and extinguishing apparatus, security and access control apparatus, partitions, ducts, compressors, plumbing, ovens, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains, curtain rods, mirrors, cabinets, paneling, rugs, attached floor coverings, furniture, pictures, antennas, pools, spas, pool and spa operation and maintenance equipment and apparatus, and trees and plants located on the Mortgaged Property, all of which, including replacements and additions, shall conclusively be deemed to be affixed to and be part of the Mortgaged Property conveyed to Lender under this Security Instrument.

1.9 "Indebtedness." The principal of, interest on, and all other amounts and payments due under or evidenced by the following:

1.9.1. The Note (including, without limitation, any prepayment premium, late payment, and other charges payable under the Note);

1.9.2. The Loan Agreement;

1.9.3. This Security Instrument and all other Loan Documents;

1.9.4. All funds later advanced by Lender to or for the benefit of Borrower under any provision of any of the Loan Documents;

1.9.5. Any future loans or amounts advanced by Lender to Borrower when evidenced by a written instrument or document that specifically recites that the Obligations evidenced by such document are secured by the terms of this Security Instrument, including, but not limited to, funds advanced to protect the security or priority of the Security Instrument; and

1.9.6. Any amendment, modification, extension, rearrangement, restatement, renewal, substitution, or replacement of any of the foregoing.

1.10 "Land." The real estate or any interest in it described in Exhibit "A" attached to this Security Instrument and made a part of it, together with all Improvements and Fixtures and all rights, titles, and interests appurtenant to it.

1.11 "Leases." Any and all leases, subleases, licenses, concessions, or other agreements (written or verbal, now or later in effect) that grant a possessory interest in and to, or the right to extract, mine, reside in, sell, or use the Mortgaged Property, and all other agreements, including, but not limited to, utility contracts, maintenance agreements, and service contracts that in any way relate to the use, occupancy, operation, maintenance, enjoyment, or ownership of the Mortgaged Property, except any and all leases, subleases, or other agreements under which Borrower is granted a possessory interest in the Land.

1.12 "Lender." The named Lender in this Security Instrument and the owner and holder (including a pledgee) of any Note, Indebtedness, or Obligations secured by this Security Instrument, whether or not named as Lender in this Security Instrument, and the heirs, legatees, devisees, administrators, executors, successors, and assigns of any such Person, as their interests may appear.

1.13 "Loan." The extension of credit made by Lender to Borrower under the terms of the Loan Documents.

1.14 "Loan Agreement." The Loan and Security Agreement given by Borrower evidencing the Loan, in such form as is acceptable to Lender, together with any and all rearrangements, extensions, renewals, substitutions, replacements, modifications, restatements, and amendments thereto.

1.15 "Loan Documents." Collectively, this Security Instrument, the Note, and all other instruments and agreements required to be executed by Borrower or any guarantor in connection with the Loan. Notwithstanding the foregoing, when used in the definitions of Indebtedness and Obligations, and in relation to the discussion of the Obligations and Indebtedness that are secured by this Security Instrument, the term "Loan Documents" specifically excludes any Guaranty and the Environmental Indemnity Agreement dated the date of this Security Instrument, executed by Borrower and/or any guarantor of the Loan, each of which are not secured by this Security Instrument.

1.16 "Mortgaged Property." The Land, Improvements, Fixtures, Personalty, Leases, and Rents that is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF,

commonly known as: **620 Dixon Boulevard, Cocoa, Florida 32922**
Property ID No.: 24-36-21-BM-*-3 and 24-36-21-BM-*-3.02

together with:

1.16.1. All right, title, and interest (including any claim or demand or demand in law or equity) that Borrower now has or may later acquire in or to such Mortgaged Property; all easements, rights, privileges, tenements, hereditaments, and appurtenances belonging or in any way appertaining to the Mortgaged Property; all of the estate, right, title, interest, claim, demand, reversion, or remainder of Borrower in or to the Mortgaged Property, either at law or in equity, in possession or expectancy, now or later acquired; all crops growing or to be grown on the Mortgaged Property; all development rights or credits and air rights; all water and water rights (whether or not appurtenant to the Mortgaged Property) and shares of stock pertaining to such water or water rights, ownership of which affects the Mortgaged Property; all minerals, oil, gas, and other hydrocarbon substances and rights thereto in, on, under, or upon the Mortgaged Property and all royalties and profits from any such rights or shares of stock; all right, title, and interest of Borrower in and to any streets, ways, alleys, strips, or gores of land adjoining the Land or any part of it that Borrower now owns or at any time later acquires and all adjacent lands within enclosures or occupied by buildings partly situated on the Mortgaged Property;

1.16.2. All intangible Mortgaged Property and rights relating to the Mortgaged Property or its operation or used in connection with it, including, without limitation, permits, licenses, plans, specifications, construction contracts, subcontracts, bids, deposits for utility services, installations, refunds due Borrower, trade names, trademarks, and service marks;

1.16.3. All of the right, title, and interest of Borrower in and to the land lying in the bed of any street, road, highway, or avenue in front of or adjoining the Land;

1.16.4. Any and all awards previously made or later to be made by any Governmental Authority to the present and all subsequent owners of the Mortgaged Property that may be made with respect to the Mortgaged Property as a result of the exercise of the right of eminent domain, the alteration of the grade of any street, or any other injury to or decrease of value of the Mortgaged Property, which award or awards are assigned to Lender and Lender, at its option, is authorized, directed, and empowered to collect and receive the proceeds of any such award or awards from the authorities making them and to give proper receipts and acquittances for them;

1.16.5. All certificates of deposit of Borrower in Lender's possession and all bank accounts of Borrower with Lender and their proceeds, and all deposits of Borrower with any Governmental Authority and/or public utility company that relate to the ownership of the Mortgaged Property;

1.16.6. All Leases of the Mortgaged Property or any part of it now or later entered into and all right, title, and interest of Borrower under such Leases, including cash or securities deposited by the tenants to secure performance of their obligations under such Leases (whether such cash or securities are to be held until the expiration of the terms of such Leases or applied to one or more of the installments of rent coming due immediately before the expiration of such terms), all rights to all insurance proceeds and

unearned insurance premiums arising from or relating to the Mortgaged Property, all other rights and easements of Borrower now or later existing pertaining to the use and enjoyment of the Mortgaged Property, and all right, title, and interest of Borrower in and to all declarations of covenants, conditions, and restrictions as may affect or otherwise relate to the Mortgaged Property;

1.16.7. Any and all proceeds of any insurance policies covering the Mortgaged Property, whether or not such insurance policies were required by Lender as a condition of making the Loan secured by this Security Instrument or are required to be maintained by Borrower as provided below in this Security Instrument; which proceeds are assigned to Lender, and Lender, at its option, is authorized, directed, and empowered to collect and receive the proceeds of such insurance policies from the insurers issuing the same and to give proper receipts and acquittances for such policies, and to apply the same as provided below;

1.16.8. If the Mortgaged Property includes a leasehold estate, all of Borrower's right, title, and interest in and to the lease, more particularly described in Exhibit "A" attached to this Security Instrument (the "Leasehold") including, without limitation, the right to surrender, terminate, cancel, waive, change, supplement, grant subleases of, alter, or amend the Leasehold;

1.16.9. All plans and specifications for the Improvements; all contracts and subcontracts relating to the Improvements; all deposits (including tenants' security deposits; provided, however, that if Lender acquires possession or control of tenants' security deposits Lender shall use the tenants' security deposits only for such purposes as Governmental Requirements permit), funds, accounts, contract rights, instruments, documents, general intangibles, and notes or chattel paper arising from or in connection with the Mortgaged Property; all permits, licenses, certificates, and other rights and privileges obtained in connection with the Mortgaged Property; all soils reports, engineering reports, land planning maps, drawings, construction contracts, notes, drafts, documents, engineering and architectural drawings, letters of credit, bonds, surety bonds, any other intangible rights relating to the Land and Improvements, surveys, and other reports, exhibits, or plans used or to be used in connection with the construction, planning, operation, or maintenance of the Land and Improvements and all amendments and modifications; all proceeds arising from or by virtue of the sale, lease, grant of option, or other disposition of all or any part of the Mortgaged Property (consent to same is not granted or implied); and all proceeds (including premium refunds) payable or to be payable under each insurance policy relating to the Mortgaged Property;

1.16.10. All trade names, trademarks, symbols, service marks, and goodwill associated with the Mortgaged Property and any and all state and federal applications and registrations now or later used in connection with the use or operation of the Mortgaged Property;

1.16.11. All tax refunds, bills, notes, inventories, accounts and charges receivable, credits, claims, securities, and documents of all kinds, and all instruments, contract rights, general intangibles, bonds and deposits, and all proceeds and products of the Mortgaged Property;

1.16.12. All money or other personal property of Borrower (including, without limitation, any instrument, deposit account, general intangible, or chattel paper, as defined in the Uniform Commercial Code) previously or later delivered to, deposited with, or that otherwise comes into Lender's possession;

1.16.13. All accounts, contract rights, chattel paper, documents, instruments, books, records, claims against third parties, money, securities, drafts, notes, proceeds, and other items relating to the Mortgaged Property;

1.16.14. All construction, supply, engineering, and architectural contracts executed and to be executed by Borrower for the construction of the Improvements; and

1.16.15. All proceeds of any of the foregoing.

As used in this Security Instrument, "Mortgaged Property" is expressly defined as meaning all or, when the context permits or requires, any portion of it and all or, when the context permits or requires, any interest in it.

1.17 "Note." The Secured Note payable by Borrower to the order of Lender of even date herewith in the principal amount of **Five Hundred Thousand and 00/100 Dollars ($500,000.00), which matures on August 1, 2026,** evidencing the Loan, in such form as is acceptable to Lender, together with any and all rearrangements, extensions, renewals, substitutions, replacements, modifications, restatements, and amendments to the Secured Note.

1.18 **"Obligations."** Any and all of the covenants, warranties, representations, and other obligations (other than to repay the Indebtedness) made or undertaken by Borrower to Lender as set forth in the Loan Documents; any lease, sublease, or other agreement under which Borrower is granted a possessory interest in the Land; each obligation, covenant, and agreement of Borrower in the Loan Documents or in any other document executed by Borrower in connection with the loan(s) secured by this Security Instrument whether set forth in or incorporated into the Loan Documents by reference; each and every monetary provision of all covenants, conditions, and restrictions, if any, pertaining to the Mortgaged Property and on Lender's written request, the enforcement by Borrower of any covenant by third parties to pay maintenance or other charges, if they have not been paid, or valid legal steps taken to enforce such payment within 90 days after such written request is made; if the Mortgaged Property consists of or includes a leasehold estate, each obligation, covenant, and agreement of Borrower arising under, or contained in, the instrument(s) creating any such leasehold; all agreements of Borrower to pay fees and charges to Lender whether or not set forth in this Security Instrument; and charges, as allowed by law, when they are made for any statement regarding the obligations secured by this Security Instrument.

The Obligations specifically exclude any Guaranty and the Environmental Indemnity Agreement dated the date of this Security Instrument, executed by Borrower and/or any guarantor of the Loan, which is not secured by this Security Instrument.

1.19 **"Permitted Encumbrances."** At any particular time, (a) liens for taxes, assessments, or governmental charges not then due and payable or not then delinquent; (b) liens, easements, encumbrances, and restrictions on the Mortgaged Property that are allowed by Lender to appear in Schedule B, with Parts I and II of an ALTA title policy to be issued to Lender following recordation of the Security Instrument; and (c) liens in favor of or consented to in writing by Lender.

1.20 **"Person."** Any natural person, business, corporation, company, and or association, limited liability company, partnership, limited partnership, limited liability partnership, joint venture, business enterprise, trust, government authority or other legal entity.

1.21 **"Personalty."** All of the right, title, and interest of Borrower in and to all tangible and intangible personal property, whether now owned or later acquired by Borrower, including, but not limited to, water rights (to the extent they may constitute personal property), all equipment, inventory, goods, consumer goods, accounts, chattel paper, instruments, money, general intangibles, letter-of-credit rights, deposit accounts, investment property, documents, minerals, crops, and timber (as those terms are defined in the Uniform Commercial Code) and that are now or at any later time located on, attached to, installed, placed, used on, in connection with, or are required for such attachment, installation, placement, or use on the Land, the Improvements, Fixtures, or on other goods located on the Land or Improvements, together with all additions, accessions, accessories, amendments, modifications to the Land or Improvements, extensions, renewals, and enlargements and proceeds of the Land or Improvements, substitutions for, and income and profits from, the Land or Improvements. The Personalty includes, but is not limited to, all goods, machinery, tools, equipment (including fire sprinklers and alarm systems); building materials, air conditioning, heating, refrigerating, electronic monitoring, entertainment, recreational, maintenance, extermination of vermin or insects, dust removal, refuse and garbage equipment; vehicle maintenance and repair equipment; office furniture (including tables, chairs, planters, desks, sofas, shelves, lockers, and cabinets); safes, furnishings, appliances (including ice-making machines, refrigerators, fans, water heaters, and incinerators); rugs, carpets, other floor coverings, draperies, drapery rods and brackets, awnings, window shades, venetian blinds, curtains, other window coverings; lamps, chandeliers, other lighting fixtures; office maintenance and other supplies; loan commitments, financing arrangements, bonds, construction contracts, leases, tenants' security deposits, licenses, permits, sales contracts, option contracts, lease contracts, insurance policies, proceeds from policies, plans, specifications, surveys, books, records, funds, bank deposits; and all other intangible personal property. Personalty also includes any other portion or items of the Mortgaged Property that constitute personal property under the Uniform Commercial Code.

1.22 **"Rents."** All rents, issues, revenues, income, proceeds, royalties, profits, license fees, prepaid municipal and utility fees, bonds, and other benefits to which Borrower or the record title owner of the Mortgaged Property may now or later be entitled from or which are derived from the Mortgaged

Property, including, without limitation, sale proceeds of the Mortgaged Property; any room or space sales or rentals from the Mortgaged Property; and other benefits paid or payable for using, leasing, licensing, possessing, operating from or in, residing in, selling, mining, extracting, or otherwise enjoying or using the Mortgaged Property.

1.23 "Uniform Commercial Code." The uniform commercial code as found in the statutes of the state in which the Mortgaged Property is located.

1.24 "Water Rights." All water rights of whatever kind or character, surface or underground, appropriative, decreed, or vested, that are appurtenant to the Mortgaged Property or otherwise used or useful in connection with the intended development of the Mortgaged Property.

Any terms not otherwise defined in this Security Instrument shall have the meaning given them in the Loan Agreement and Note, dated of even date herewith between Borrower and Lender.

UNIFORM COVENANTS

2. Repair and Maintenance of Mortgaged Property. Borrower shall (a) keep the Mortgaged Property in good condition and repair; (b) not substantially alter, remove, or demolish the Mortgaged Property or any of the Improvements except when incident to the replacement of Fixtures, equipment, machinery, or appliances with items of like kind; (c) restore and repair to the equivalent of its original condition all or any part of the Mortgaged Property that may be damaged or destroyed, including, but not limited to, damage from termites and dry rot, soil subsidence, and construction defects, whether or not insurance proceeds are available to cover any part of the cost of such restoration and repair, and regardless of whether Lender permits the use of any insurance proceeds to be used for restoration under this Security Instrument; (d) pay when due all claims for labor performed, services performed, equipment provided and materials furnished in connection with the Mortgaged Property and not permit any mechanics' or materialman's lien to arise against the Mortgaged Property or furnish a loss or liability bond against such mechanics' or materialman's lien claims; (e) comply with all laws affecting the Mortgaged Property or requiring that any alterations, repairs, replacements, or improvements be made on it; (f) not commit or permit waste on or to the Mortgaged Property, or commit, suffer, or permit any act or violation of law to occur on it; (g) not abandon the Mortgaged Property; (h) cultivate, irrigate, fertilize, fumigate, and prune in accordance with prudent agricultural practices; (i) if required by Lender, provide for management satisfactory to Lender under a management contract approved by Lender; (j) notify Lender in writing of any condition at or on the Mortgaged Property that may have a significant and measurable effect on its market value; (k) if the Mortgaged Property is rental property, generally operate and maintain it in such manner as to realize its maximum rental potential; and (l) do all other things that the character or use of the Mortgaged Property may reasonably render necessary to maintain it in the same condition (reasonable wear and tear expected) as existed at the date of this Security Instrument.

3. Use of Mortgaged Property. Unless otherwise required by Governmental Requirements or unless Lender otherwise provides prior written consent, Borrower shall not change, nor allow changes in, the use of the Mortgaged Property from the current use of the Mortgaged Property as of the date of this Security Instrument. Borrower shall not initiate or acquiesce in a change in the zoning classification of the Mortgaged Property without Lender's prior written consent.

4. Condemnation and Insurance Proceeds.

4.1 Assignment to Lender. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of or damage or injury to the Mortgaged Property, or any part of it, or for conveyance in lieu of condemnation, are assigned to and shall be paid to Lender, regardless of whether Lender's security is impaired. All causes of action, whether accrued before or after the date of this Security Instrument, of all types for damages or injury to the Mortgaged Property or any part of it, or in connection with any transaction financed by funds lent to Borrower by Lender and secured by this Security Instrument, or in connection with or affecting the Mortgaged Property or any part of it, including, without limitation, causes of action arising in tort or contract or in equity, are assigned to Lender as additional security, and the proceeds shall be paid to Lender. Lender,

at its option, may appear in and prosecute in its own name any action or proceeding to enforce any such cause of action and may make any compromise or settlement of such action. Borrower shall notify Lender in writing immediately on obtaining knowledge of any casualty damage to the Mortgaged Property or damage in any other manner in excess of $2,000.00 or knowledge of the institution of any proceeding relating to condemnation or other taking of or damage or injury to all or any portion of the Mortgaged Property. Lender, in its sole and absolute discretion, may participate in any such proceedings and may join Borrower in adjusting any loss covered by insurance. Borrower covenants and agrees with Lender, at Lender's request, to make, execute, and deliver, at Borrower's expense, any and all assignments and other instruments sufficient for the purpose of assigning the aforesaid award or awards, causes of action, or claims of damages or proceeds to Lender free, clear, and discharged of any and all encumbrances of any kind or nature.

4.2 **Insurance Payments.** All compensation, awards, proceeds, damages, claims, insurance recoveries, rights of action, and payments that Borrower may receive or to which Lender may become entitled with respect to the Mortgaged Property if any damage or injury occurs to the Mortgaged Property, other than by a partial condemnation or other partial taking of the Mortgaged Property, shall be paid over to Lender and shall be applied first toward reimbursement of all costs and expenses of Lender in connection with their recovery and disbursement, and shall then be applied as follows:

4.2.1. Lender shall consent to the application of such payments to the restoration of the Mortgaged Property so damaged only if Borrower has met all the following conditions (a breach of any one of which shall constitute a default under this Security Instrument, the Loan Agreement, the Note, and any other Loan Documents): (a) Borrower is not in default under any of the terms, covenants, and conditions of the Loan Documents; (b) all then-existing Leases affected in any way by such damage will continue in full force and effect; (c) Lender is satisfied that the insurance or award proceeds, plus any sums added by Borrower, shall be sufficient to fully restore and rebuild the Mortgaged Property under then current Governmental Requirements; (d) within 60 days after the damage to the Mortgaged Property, Borrower presents to Lender a restoration plan satisfactory to Lender and any local planning department, which includes cost estimates and schedules; (e) construction and completion of restoration and rebuilding of the Mortgaged Property shall be completed in accordance with plans and specifications and drawings submitted to Lender within 30 days after receipt by Lender of the restoration plan and thereafter approved by Lender, which plans, specifications, and drawings shall not be substantially modified, changed, or revised without Lender's prior written consent; (f) within 3 months after such damage, Borrower and a licensed contractor satisfactory to Lender enter into a fixed price or guaranteed maximum price contract satisfactory to Lender, providing for complete restoration in accordance with such restoration plan for an amount not to exceed the amount of funds held or to be held by Lender; (g) all restoration of the Improvements so damaged or destroyed shall be made with reasonable promptness and shall be of a value at least equal to the value of the Improvements so damaged or destroyed before such damage or destruction; (h) Lender reasonably determines that there is an identified source (whether from income from the Mortgaged Property, rental loss insurance, or another source) sufficient to pay all debt service and operating expenses of the Mortgaged Property during its restoration as required above; and (i) any and all funds that are made available for restoration and rebuilding under this Section shall be disbursed, at Lender's sole and absolute discretion to Lender, through Lender, or a title insurance or trust company satisfactory to Lender, in accordance with standard construction lending practices, including a reasonable fee payable to Lender from such funds and, if Lender requests, mechanics' lien waivers and title insurance date-downs, and the provision of payment and performance bonds by Borrower, or in any other manner approved by Lender in Lender's sole and absolute discretion; or

4.2.2. If fewer than all conditions (a) through (i) above are satisfied, then such payments shall be applied in the sole and absolute discretion of Lender (a) to the payment or prepayment, with any applicable prepayment premium, of any Indebtedness secured by this Security Instrument in such order as Lender may determine, or (b) to the reimbursement of Borrower's expenses incurred in the rebuilding and restoration of the Mortgaged Property. If Lender elects under this Section to make any funds available to

restore the Mortgaged Property, then all of conditions (a) through (i) above shall apply, except for such conditions that Lender, in its sole and absolute discretion, may waive.

4.3 **Material Loss Not Covered.** If any material part of the Mortgaged Property is damaged or destroyed and the loss, measured by the replacement cost of the Improvements according to then current Governmental Requirements, is not adequately covered by insurance proceeds collected or in the process of collection, Borrower shall deposit with Lender, within 30 days after Lender's request, the amount of the loss not so covered.

4.4 **Total Condemnation Payments.** All compensation, awards, proceeds, damages, claims, insurance recoveries, rights of action, and payments that Borrower may receive or to which Borrower may become entitled with respect to the Mortgaged Property in the event of a total condemnation or other total taking of the Mortgaged Property shall be paid over to Lender and shall be applied first to reimbursement of all Lender's costs and expenses in connection with their recovery, and shall then be applied to the payment of any Indebtedness secured by this Security Instrument in such order as Lender may determine, until the Indebtedness secured by this Security Instrument has been paid and satisfied in full. Any surplus remaining after payment and satisfaction of the Indebtedness secured by this Security Instrument shall be paid to Borrower as its interest may then appear.

4.5 **Partial Condemnation Payments.** All compensation, awards, proceeds, damages, claims, insurance recoveries, rights of action, and payments ("Awarded Funds") that Borrower may receive or to which Borrower may become entitled with respect to the Mortgaged Property in the event of a partial condemnation or other partial taking of the Mortgaged Property, unless Borrower and Lender otherwise agree in writing, shall be divided into two portions, one equal to the principal balance of the Note at the time of receipt of such Awarded Funds and the other equal to the amount by which such Awarded Funds exceed the principal balance of the Note at the time of receipt of such Awarded Funds. The first such portion shall be applied to the sums secured by this Security Instrument, whether or not then due, including but not limited to principal, accrued interest, and advances, and in such order or combination as Lender may determine, with the balance of the funds paid to Borrower.

4.6 **Cure of Waiver of Default.** Any application of such Awarded Funds or any portion of it to any Indebtedness secured by this Security Instrument shall not be construed to cure or waive any default or notice of default under this Security Instrument or invalidate any act done under any such default or notice.

5. **Taxes and Other Sums Due.** Borrower shall promptly pay, satisfy, and discharge: (a) all Impositions affecting the Mortgaged Property before they become delinquent; (b) such other amounts, chargeable against Borrower or the Mortgaged Property, as Lender reasonably deems necessary to protect and preserve the Mortgaged Property, this Security Instrument, or Lender's security for the performance of the Obligations; (c) all encumbrances, charges, and liens on the Mortgaged Property, with interest, which in Lender's judgment are, or appear to be, prior or superior to the lien of this Security Instrument or all costs necessary to obtain protection against such lien or charge by title insurance endorsement or surety company bond; (d) such other charges as Lender deems reasonable for services rendered by Lender at Borrower's request; and (e) all costs, fees, and expenses incurred by Lender in connection with this Security Instrument, whether or not specified in this Security Instrument.

On Lender's request, Borrower shall promptly furnish Lender with all notices of sums due for any amounts specified in the preceding clauses 5(a) through (e), and, on payment, with written evidence of such payment. If Borrower fails to promptly make any payment required under this Section, Lender may (but is not obligated to) make such payment. Borrower shall notify Lender immediately on receipt by Borrower of notice of any increase in the assessed value of the Mortgaged Property and agrees that Lender, in Borrower's name, may (but is not obligated to) contest by appropriate proceedings such increase in assessment. Without Lender's prior written consent, Borrower shall not allow any lien inferior to the lien of this Security Instrument to be perfected against the Mortgaged Property and shall not permit any improvement bond for any unpaid special assessment to issue.

6. **Leases of Mortgaged Property by Borrower.** At Lender's request, Borrower shall furnish Lender with executed copies of all Leases of the Mortgaged Property or any portion of it then in force. If Lender

so requires, all Leases later entered into by Borrower are subject to Lender's prior review and approval and must be acceptable to Lender in form and content. Each Lease must specifically provide, inter alia, that (a) it is subordinate to the lien of this Security Instrument; (b) the tenant attorns to Lender (and Borrower consents to any such attornment), such attornment to be effective on Lender's acquisition of title to the Mortgaged Property; (c) the tenant agrees to execute such further evidence of attornment as Lender may from time to time request; (d) the tenant's attornment shall not be terminated by foreclosure; and (e) Lender, at Lender's option, may accept or reject such attornment. If Borrower learns that any tenant proposes to do, or is doing, any act that may give rise to any right of setoff against Rent, Borrower shall immediately (i) take measures reasonably calculated to prevent the accrual of any such right of setoff; (ii) notify Lender of all measures so taken and of the amount of any setoff claimed by any such tenant; and (iii) within 10 days after the accrual of any right of setoff against Rent, reimburse any tenant who has acquired such right, in full, or take other measures that will effectively discharge such setoff and ensure that rents subsequently due shall continue to be payable without claim of setoff or deduction.

In the event a tenant under any lease should be the subject of any proceeding under the Federal Bankruptcy Act (Title 11 U.S.C.) or any other federal, state, or local statute which provides for the possible termination or rejection of the leases assigned hereby, the Borrower covenants and agrees that if any of the leases is so rejected, no settlement for damages shall be made without prior written consent of the Lender, and any check in payment of damages for rejection of any lease will be made payable both to the Borrower and Lender. The Borrower hereby assigns any such payment to the Lender and further covenants and agrees that upon the request of the Lender, it will duly endorse to the order of the Lender any check, the proceeds of which will be applied to whatever portion of the indebtedness secured hereby and by the Agreements which the Lender may elect.

At Lender's request, Borrower shall assign to Lender, by written instrument satisfactory to Lender, all Leases of the Mortgaged Property, including but not by way of limitation: minimum rents, additional rents, percentage rents, parking maintenance, tax and insurance contributions, deficiency rents and liquidated damages following default, the premium payable by any tenant upon the exercise of a cancellation privilege originally provided in any lease, and all proceeds payable under any policy of insurance covering loss of rent resulting from untenantability caused by destruction or damage to the Mortgaged Property together with any and all rights and claims of any kind which the Borrower may have against any tenant under the leases or any subtenants or occupants of the Mortgaged Property EXCEPTING THEREFROM, any sums which by the express provisions of any lease are payable directly to any governmental authority or to any other person, firm or corporation other than the landlord under any lease, and all security deposits made by tenants in connection with such Leases. On assignment to Lender of any such Lease, Lender shall succeed to all rights and powers of Borrower with respect to such Lease, and Lender, in Lender's sole and absolute discretion, shall have the right to modify, extend, or terminate such Lease and to execute other further leases with respect to the Mortgaged Property that is the subject of such assigned Lease.

Neither Borrower, tenant nor any other occupant of the Mortgaged Property shall use the Mortgaged Property, except in compliance with all applicable federal, state, and local laws, ordinances, rules and regulations; nor shall Borrower, tenant or any other occupant cause the Mortgaged Property to become subject to any use that is not in compliance with all applicable federal, state, and local laws, ordinances, rules and regulations.

If Borrower suspects any tenant or other occupant of the Mortgaged Property is using the Mortgaged Property in a manner that is not in compliance with any Governmental Requirement to which Borrower, tenant, or any other occupant of the Mortgaged Property is subject, Borrower shall immediately take appropriate action to remedy the violation, and shall notify Lender of any potential violation within one (1) day of discovery of any such potential violation. Any potential violation by a tenant or any other occupant of the Mortgaged Property of any Governmental Requirement is an Event of Default under the terms of the Loan Agreement, the Note and this Security Instrument; and upon the occurrence of any such violation, Lender, at Lender's option, may, without prior notice, declare all sums secured by this Security

Instrument, regardless of their stated due date(s), immediately due and payable and may exercise all rights and remedies in the Loan Documents.

7. Representations and Warranties Concerning Leases. Borrower represents and warrants that Borrower (i) is the owner in fee simple absolute or a holder of a leasehold estate, as applicable of the Mortgaged Property and has good title as landlord to the leases hereby assigned and good right to assign the same, and that no other Person has any right, title or interest as landlord therein and (ii) Borrower has not previously sold, assigned, transferred, mortgaged or pledged the rents from the Mortgaged Property, whether now due or hereafter to become due.

8. Right to Collect and Receive Rents. Despite any other provision of this Security Instrument, Lender grants permission to Borrower to collect and retain the Rents of the Mortgaged Property as they become due and payable; however, such permission to Borrower shall be automatically revoked on default by Borrower in payment of any Indebtedness secured by this Security Instrument or in the performance of any of the Obligations, and Lender shall have the rights set forth in the laws and regulations where the Mortgaged Property is located regardless of whether declaration of default has been delivered, and without regard to the adequacy of the security for the Indebtedness secured by this Security Instrument. Failure of or discontinuance by Lender at any time, or from time to time, to collect any such Rents shall not in any manner affect the subsequent enforcement by Lender at any time, or from time to time, of the right, power, and authority to collect these Rents. The receipt and application by Lender of all such Rents under this Security Instrument, after execution and delivery of declaration of default and demand for sale as provided in this Security Instrument or during the pendency of trustee's sale proceedings under this Security Instrument or judicial foreclosure, shall neither cure such breach or default nor affect such sale proceedings, or any sale made under them, but such Rents, less all costs of operation, maintenance, collection, and Attorneys' Fees, when received by Lender, may be applied in reduction of the entire Indebtedness from time to time secured by this Security Instrument, in such order as Lender may decide. Nothing in this Security Instrument, nor the exercise of Lender's right to collect, nor an assumption by Lender of any tenancy, lease, or option, nor an assumption of liability under, nor a subordination of the lien or charge of this Security Instrument to, any such tenancy, lease, or option, shall be, or be construed to be, an affirmation by Lender of any tenancy, lease, or option.

If the Rents of the Mortgaged Property are not sufficient to meet the costs, if any, of taking control of and managing the Mortgaged Property and collecting the Rents, any funds expended by Lender for such purposes shall become an Indebtedness of Borrower to Lender secured by this Security Instrument. Unless Lender and Borrower agree in writing to other terms of payment, such amounts shall be payable on notice from Lender to Borrower requesting such payment and shall bear interest from the date of disbursement at the rate stated in the Note unless payment of interest at such rate would be contrary to Governmental Requirements, in which event the amounts shall bear interest at the highest rate that may be collected from Borrower under Governmental Requirements.

Borrower expressly understands and agrees that Lender will have no liability to Borrower or any other person for Lender's failure or inability to collect Rents from the Mortgaged Property or for failing to collect such Rents in an amount that is equal to the fair market rental value of the Mortgaged Property. Borrower understands and agrees that neither the assignment of Rents to Lender nor the exercise by Lender of any of its rights or remedies under this Security Instrument shall be deemed to make Lender a "mortgagee-in-possession" or otherwise responsible or liable in any manner with respect to the Mortgaged Property or the use, occupancy, enjoyment, or operation of all or any portion of it, unless and until Lender, in person or by agent, assumes actual possession of it. Nor shall appointment of a receiver for the Mortgaged Property by any court at the request of Lender or by agreement with Borrower, or the entering into possession of the Mortgaged Property or any part of it by such receiver be deemed to make Lender a mortgagee-in-possession or otherwise responsible or liable in any manner with respect to the Mortgaged Property or the use, occupancy, enjoyment, or operation of all or any portion of it, including but not by way of limitation: (i) liability for the control, care, management, or repair of the Mortgaged Property upon the Lender, (ii) liability for any waste committed on the Mortgaged Property by any tenant or other person or

entity, nor (iii) the liability in any way for any injury or damage to any person, entity or property sustained in or about the Mortgaged Property.

During an Event of Default, any and all Rents collected or received by Borrower shall be accepted and held for Lender in trust and shall not be commingled with Borrower's funds and property, but shall be promptly paid over to Lender.

9. **Indemnification of the Lender.** Borrower hereby agrees to indemnify and hold the Lender harmless of and from any and all liability, loss, damage or expense which it may or might incur under or by reason of this Security Instrument, or for any action taken by the Lender hereunder except actions taken by the Lender in accordance with the authority and rights granted to Lender above or by reason or in defense of any and all claims and demands whatsoever which may be asserted against the Lender arising out of the Leases, including, but without limitation thereto, any claim by any tenant of credit for rental paid to and received by the Borrower, but not delivered to the Lender, for any period under any Lease more than one (1) month in advance of the due date thereof; should the Lender incur any such liability, loss, damage or expense, the amount thereof, including, without limitation, reasonable attorney's fees and disbursements generally, and at trial and appellate level, with interest thereon at the default rate, if any, set forth in the Note and other Loan Documents shall be payable by the Borrower immediately without demand, and shall be secured hereby.

10. **Assignment of Causes of Action, Awards, and Damages.** All causes of action, and all sums due or payable to Borrower for injury or damage to the Mortgaged Property, or as damages incurred in connection with the transactions in which the Loan secured by this Security Instrument was made, including, without limitation, causes of action and damages for breach of contract, fraud, concealment, construction defects, or other torts, or compensation for any conveyance in lieu of condemnation, are assigned to Lender, and all proceeds from such causes of action and all such sums shall be paid to Lender for credit against the Indebtedness secured by this Security Instrument. Borrower shall notify Lender immediately on receipt by Borrower of notice that any such sums have become due or payable and, immediately on receipt of any such sums, shall promptly remit such sums to Lender.

After deducting all expenses, including Attorneys' Fees, incurred by Lender in recovering or collecting any sums under this Section, Lender may apply or release the balance of any funds received by it under this Section, or any part of such balance, as it elects. Lender, at its option, may appear in and prosecute in its own name any action or proceeding to enforce any cause of action assigned to it under this Section and may make any compromise or settlement in such action whatsoever. Borrower covenants that it shall execute and deliver to Lender such further assignments of any such compensation awards, damages, or causes of action as Lender may request from time to time. If Lender fails or does not elect to prosecute any such action or proceeding and Borrower elects to do so, Borrower may conduct the action or proceeding at its own expense and risk.

11. **Defense of Security Instrument; Litigation.** Borrower represents and warrants that this Security Instrument creates a first position lien and security interest against the Mortgaged Property. Borrower shall give Lender immediate written notice of any action or proceeding (including, without limitation, any judicial, whether civil, criminal, or probate, or nonjudicial proceeding to foreclose the lien of a junior or senior mortgage or deed of trust) affecting or purporting to affect the Mortgaged Property, this Security Instrument, Lender's security for the performance of the Obligations and payment of the Indebtedness, or the rights or powers of Lender under the Loan Documents. Despite any other provision of this Security Instrument, Borrower agrees that Lender may (but is not obligated to) commence, appear in, prosecute, defend, compromise, and settle, in Lender's or Borrower's name, and as attorney-in-fact for Borrower, and incur necessary costs and expenses, including Attorneys' Fees in so doing, any action or proceeding, whether a civil, criminal, or probate judicial matter, nonjudicial proceeding, arbitration, or other alternative dispute resolution procedure, reasonably necessary to preserve or protect, or affecting or purporting to affect, the Mortgaged Property, this Security Instrument, Lender's security for performance of the Obligations and payment of the Indebtedness, or the rights or powers of Lender under the Loan Documents, and that if Lender elects not to do so, Borrower shall commence, appear in, prosecute, and defend any such action or proceeding. Borrower shall pay all costs and expenses of Lender, including costs of evidence of

title and Attorneys' Fees, in any such action or proceeding in which Lender may appear or for which legal counsel is sought, whether by virtue of being made a party defendant or otherwise, and whether or not the interest of Lender in the Mortgaged Property is directly questioned in such action or proceeding, including, without limitation, any action for the condemnation or partition of all or any portion of the Mortgaged Property and any action brought by Lender to foreclose this Security Instrument or to enforce any of its terms or provisions.

12. Borrower's Failure to Comply With Security Instrument. If Borrower fails to make any payment or do any act required by this Security Instrument, or if there is any action or proceeding (including, without limitation, any judicial or nonjudicial proceeding to foreclose the lien of a junior or senior mortgage or deed of trust) affecting or purporting to affect the Mortgaged Property, this Security Instrument, Lender's security for the performance of the Obligations and payment of the Indebtedness, or the rights or powers of Lender under the Loan Agreement, the Note or this Security Instrument, Lender may (but is not obligated to) (a) make any such payment or do any such act in such manner and to such extent as either deems necessary to preserve or protect the Mortgaged Property, this Security Instrument, or Lender's security for the performance of Borrower's Obligations and payment of the Indebtedness, or the rights or powers of Lender under the Loan Documents, Lender being authorized to enter on the Mortgaged Property for any such purpose; and (b) in exercising any such power, pay necessary expenses, retain attorneys, and pay Attorneys' Fees incurred in connection with such action, without notice to or demand on Borrower and without releasing Borrower from any Obligations or Indebtedness.

13. Sums Advanced to Bear Interest and to Be Secured by Security Instrument. At Lender's request, Borrower shall immediately pay any sums advanced or paid by Lender under any provision of this Security Instrument or the other Loan Documents. Until so repaid, all such sums and all other sums payable to Lender shall be added to, and become a part of, the Indebtedness secured by this Security Instrument and bear interest from the date of advancement or payment by Lender at the Default Rate provided in the Note, regardless of whether an Event of Default has occurred, unless payment of interest at such rate would be contrary to Governmental Requirements. All sums advanced by Lender under this Security Instrument or the other Loan Documents, shall have the same priority to which the Security Instrument otherwise would be entitled as of the date this Security Instrument is executed and recorded, without regard to the fact that any such future advances may occur after this Security Instrument is executed, and shall conclusively be deemed to be mandatory advances required to preserve and protect this Security Instrument and Lender's security for the performance of the Obligations and payment of the Indebtedness, and shall be secured by this Security Instrument to the same extent and with the same priority as the principal and interest payable under the Note.

14. Inspection of Mortgaged Property. In addition to any rights Lender may have under the laws and regulations where the Mortgaged Property is located, Lender may make, or authorize other persons, including, but not limited to, appraisers and prospective purchasers at any foreclosure sale commenced by Lender, to enter on or inspect the Mortgaged Property at reasonable times and for reasonable durations. Borrower shall permit all such entries and inspections to be made as long as Lender has given Borrower written notice of such inspection at least 24 hours before the entry and inspection.

15. Uniform Commercial Code Security Agreement. This Security Instrument is intended to be and shall constitute a security agreement under the Uniform Commercial Code for any of the Personalty specified as part of the Mortgaged Property that, under Governmental Requirements, may be subject to a security interest under the Uniform Commercial Code, and Borrower grants to Lender a security interest in those items. Borrower authorizes Lender to file financing statements in all states, counties, and other jurisdictions as Lender may elect, without Borrower's signature if permitted by law. Borrower agrees that Lender may file this Security Instrument, or a copy of it, in the real estate records or other appropriate index or in the Office of the Secretary of State and such other states as the Lender may elect, as a financing statement for any of the items specified above as part of the Mortgaged Property. Any reproduction of this Security Instrument or executed duplicate original of this Security Instrument, or a copy certified by a County Recorder in the state where the Mortgaged Property is located, or of any other security agreement or financing statement, shall be sufficient as a financing statement. In addition, Borrower agrees to execute

and deliver to Lender, at Lender's request, any UCC financing statements, as well as any extensions, renewals, and amendments, and copies of this Security Instrument in such form as Lender may require to perfect a security interest with respect to the Personalty. Borrower shall pay all costs of filing such financing statements and any extensions, renewals, amendments, and releases of such statements, and shall pay all reasonable costs and expenses of any record searches for financing statements that Lender may reasonably require. Without the prior written consent of Lender, Borrower shall not create or suffer to be created any other security interest in the items, including any replacements and additions.

On any Event of Default, Lender shall have the remedies of a secured party under the Uniform Commercial Code and, at Lender's option, may also invoke the remedies provided in the Non-Uniform Covenants section of this Security Instrument as to such items. In exercising any of these remedies, Lender may proceed against the items of Mortgaged Property and any items of Personalty separately or together and in any order whatsoever, without in any way affecting the availability of Lender's remedies under the Uniform Commercial Code or of the remedies provided in the Non-Uniform Covenants section of this Security Instrument.

16. **Fixture Filing.** This Security Instrument constitutes a financing statement filed as a fixture filing under the Uniform Commercial Code, as amended or recodified from time to time, covering any portion of the Mortgaged Property that now is or later may become a fixture attached to the Mortgaged Property or to any Improvement. The addresses of Borrower ("Debtor") and Lender ("Secured Party") are set forth on the first page of this Security Instrument.

17. **Waiver of Statute of Limitations.** Borrower waives the right to assert any statute of limitations as a defense to the Loan Documents and the Obligations secured by this Security Instrument, to the fullest extent permitted by Governmental Requirements.

18. **Default.** Any Event of Default, as defined in the Loan Agreement, shall constitute an "Event of Default" as that term is used in this Security Instrument (and the term "Default" shall mean any event which, with any required lapse of time or notice, may constitute an Event of Default, whether or not any such requirement for notice or lapse of time has been satisfied).

19. **Acceleration on Transfer or Encumbrance.**

19.1 **Acceleration on Transfer or Encumbrance of Mortgaged Property.** If Borrower sells, gives an option to purchase, exchanges, assigns, conveys, encumbers (including, but not limited to PACE/HERO loans, any loans where payments are collected through property tax assessments, and super-voluntary liens which are deemed to have priority over the lien of the Security Instrument) (other than with a Permitted Encumbrance), transfers possession, or alienates all or any portion of the Mortgaged Property, or any of Borrower's interest in the Mortgaged Property, or suffers its title to, or any interest in, the Mortgaged Property to be divested, whether voluntarily or involuntarily; or if there is a sale or transfer of any interests in Borrower; or if Borrower changes or permits to be changed the character or use of the Mortgaged Property, or drills or extracts or enters into any lease for the drilling or extracting of oil, gas, or other hydrocarbon substances or any mineral of any kind or character on the Mortgaged Property; or if title to such Mortgaged Property becomes subject to any lien or charge, voluntary or involuntary, contractual or statutory, without Lender's prior written consent, then Lender, at Lender's option, may, without prior notice, declare all sums secured by this Security Instrument, regardless of their stated due date(s), immediately due and payable and may exercise all rights and remedies in the Loan Documents. For purposes of this Section "interest in the Mortgaged Property" means any legal or beneficial interest in the Mortgaged Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract, or escrow agreement, the intent of which is the transfer of title by Borrower to a purchaser at a future date.

19.2 **Replacement Personalty.** Notwithstanding anything to the contrary herein, Borrower may from time to time replace Personalty constituting a part of the Mortgaged Property, as long as (a) the replacements for such Personalty are of equivalent value and quality; (b) Borrower has good and clear title to such replacement Personalty free and clear of any and all liens, encumbrances, security interests, ownership interests, claims of title (contingent or otherwise), or charges of any kind, or the rights of any conditional sellers, vendors, or any other third parties in or to such replacement Personalty have been

expressly subordinated to the lien of the Security Instrument in a manner satisfactory to Lender and at no cost to Lender; and (c) at Lender's option, Borrower provides at no cost to Lender satisfactory evidence that the Security Instrument constitutes a valid and subsisting lien on and security interest in such replacement Personalty of the same priority as this Security Instrument has on the Mortgaged Property and is not subject to being subordinated or its priority affected under any Governmental Requirements.

19.3 **Junior Liens.** If Lender consents in writing, in Lender's sole and absolute discretion, the due-on-encumbrance prohibition shall not apply to a junior voluntary deed of trust or mortgage lien in favor of another lender encumbering the Mortgaged Property (the principal balance of any such junior encumbrance shall be added to the principal balance of the Indebtedness for purposes of determining compliance with the financial covenants of the Loan Agreement and the Note). Borrower shall reimburse Lender for all out-of-pocket costs and expenses incurred in connection with such encumbrance. Should Borrower fail to obtain Lender's express written consent to any junior voluntary lien, then Lender, at Lender's option, may, without prior notice and subject to Applicable Law, declare all sums secured by this Security Instrument, regardless of any their stated due date(s), immediately due and payable and may exercise all rights and remedies in the Loan Documents.

20. **Waiver of Marshaling.** Despite the existence of interests in the Mortgaged Property other than that created by this Security Instrument, and despite any other provision of this Security Instrument, if Borrower defaults in paying the Indebtedness or in performing any Obligations, Lender shall have the right, in Lender's sole and absolute discretion, to establish the order in which the Mortgaged Property will be subjected to the remedies provided in this Security Instrument and to establish the order in which all or any part of the Indebtedness secured by this Security Instrument is satisfied from the proceeds realized on the exercise of the remedies provided in this Security Instrument. Borrower and any person who now has or later acquires any interest in the Mortgaged Property with actual or constructive notice of this Security Instrument waives any and all rights to require a marshaling of assets in connection with the exercise of any of the remedies provided in this Security Instrument or otherwise provided by Governmental Requirements.

21. **Consents and Modifications; Borrower and Lien Not Released.** Despite Borrower's default in the payment of any Indebtedness secured by this Security Instrument or in the performance of any Obligations under this Security Instrument or Borrower's breach of any obligation, covenant, or agreement in the Loan Documents, Lender, at Lender's option, without notice to or consent from Borrower, any guarantor of the Indebtedness and of Borrower's Obligations under the Loan Documents, or any holder or claimant of a lien or interest in the Mortgaged Property that is junior to the lien of this Security Instrument, and without incurring liability to Borrower or any other person by so doing, may from time to time (a) extend the time for payment of all or any portion of Borrower's Indebtedness under the Loan Documents; (b) accept a renewal note or notes, or release any person from liability, for all or any portion of such Indebtedness; (c) agree with Borrower to modify the terms and conditions of payment under the Loan Documents; (d) reduce the amount of the monthly installments due under the Note; (e) reconvey or release other or additional security for the repayment of Borrower's Indebtedness under the Loan Documents; (f) approve the preparation or filing of any map or plat with respect to the Mortgaged Property; (g) enter into any extension or subordination agreement affecting the Mortgaged Property or the lien of this Security Instrument; and (h) agree with Borrower to modify the term, the rate of interest, or the period of amortization of the Note or alter the amount of the monthly installments payable under the Note. No action taken by Lender under this Section shall be effective unless it is in writing, subscribed by Lender, and, except as expressly stated in such writing, no such action will impair or affect (i) Borrower's obligation to pay the Indebtedness secured by this Security Instrument and to observe all Obligations of Borrower contained in the Loan Documents; (ii) the guaranty of any Person of the payment of the Indebtedness secured by this Security Instrument; or (iii) the lien or priority of the lien of this Security Instrument. At Lender's request, Borrower shall promptly pay Lender a reasonable service charge, together with all insurance premiums and Attorneys' Fees as Lender may have advanced, for any action taken by Lender under this Section.

Whenever Lender's consent or approval is specified as a condition of any provision of this Security Instrument, such consent or approval shall not be effective unless such consent or approval is in writing, signed by two authorized officers of Lender.

22. **Future Advances.** On request by Borrower, Lender, at Lender's option, may make future advances to Borrower. All such future advances, with interest, shall be added to and become a part of the Indebtedness secured by this Security Instrument when evidenced by promissory notes reciting that such note(s) are secured by this Security Instrument.

23. **Prepayment.** If the Loan Documents provide for a fee or charge as consideration for the acceptance of prepayment of principal, Borrower agrees to pay said fee or charge if the Indebtedness or any part of it shall be paid, whether voluntarily or involuntarily, before the due date stated in the Note, even if Borrower has defaulted in payment or in the performance of any agreement under the Loan Documents and Lender has declared all sums secured by this Security Instrument immediately due and payable.

24. **Governing Law; Consent to Jurisdiction and Venue.** This Loan is made by Lender and accepted by Borrower in the State of Florida except that at all times the provisions for the creation, perfection, priority, enforcement and foreclosure of the liens and security interests created in the Mortgaged Property under the Loan Documents shall be governed by and construed according to the laws of the state in which the Mortgaged Property is situated. To the fullest extent permitted by the law of the state in which the Mortgaged Property is situated, the law of the State of Florida shall govern the validity and enforceability of all Loan Documents, and the debt or obligations arising hereunder (but the foregoing shall not be construed to limit Lender's rights with respect to such security interest created in the state in which the Mortgaged Property is situated). The parties agree that jurisdiction and venue for any dispute, claim or controversy arising, other than with respect to perfection and enforcement of Lender's rights against the Mortgaged Property, shall be Miami-Dade County, Florida, or the applicable federal district court that covers said County, and Borrower submits to personal jurisdiction in that forum for any and all purposes. Borrower waives any right Borrower may have to assert the doctrine of forum non conveniens or to object to such venue.

25. **Taxation of Security Instrument.** In the event of the enactment of any law deducting from the value of the Mortgaged Property any mortgage lien on it, or imposing on Lender the payment of all or part of the taxes, charges, or assessments previously paid by Borrower under this Security Instrument, or changing the law relating to the taxation of mortgages, debts secured by mortgages, or Lender's interest in the Mortgaged Property so as to impose new incidents of tax on Lender, then Borrower shall pay such taxes or assessments or shall reimburse Lender for them; provided, however, that if in the opinion of Lender's counsel such payment cannot lawfully be made by Borrower, then Lender may, at Lender's option, declare all sums secured by this Security Instrument to be immediately due and payable without notice to Borrower. Lender may invoke any remedies permitted by this Security Instrument.

26. **Mechanic's Liens.** Borrower shall pay from time to time when due, all lawful claims and demands of mechanics, materialmen, laborers, and others that, if unpaid, might result in, or permit the creation of, a lien on the Mortgaged Property or any part of it, or on the Rents arising therefrom, and in general shall do or cause to be done everything necessary so that the lien and security interest of this Security Instrument shall be fully preserved, at Borrower's expense, without expense to Lender; provided, however, that if Governmental Requirements empower Borrower to discharge of record any mechanic's, laborer's, materialman's, or other lien against the Mortgaged Property by the posting of a bond or other security, Borrower shall not have to make such payment if Borrower posts such bond or other security on the earlier of (a) 10 days after the filing or recording of same or (b) within the time prescribed by law, so as not to place the Mortgaged Property in jeopardy of a lien or forfeiture.

27. **Liability for Acts or Omissions.** Lender shall not be liable or responsible for its acts or omissions under this Security Instrument, except for Lender's own gross negligence or willful misconduct, or be liable

or responsible for any acts or omissions of any agent, attorney, or employee of Lender, if selected with reasonable care.

28. Notices. Except for any notice required by Governmental Requirements to be given in another manner, any notice required to be provided in this Security Instrument shall be given in accordance with the Loan Agreement.

29. Statement of Obligations. Except as otherwise provided by Governmental Requirements, at Lender's request, Borrower shall promptly pay to Lender such fee as may then be provided by law as the maximum charge for each statement of obligations, Lender's statement, Lender's demand, payoff statement, or other statement on the condition of, or balance owed, under the Note or secured by this Security Instrument.

30. Remedies Are Cumulative. Each remedy in this Security Instrument is separate and distinct and is cumulative to all other rights and remedies provided by this Security Instrument or by Governmental Requirements, and each may be exercised concurrently, independently, or successively, in any order whatsoever.

31. Obligations of Borrower Joint and Several. If more than one Person is named as Borrower, each obligation of Borrower under this Security Instrument shall be the joint and several obligations of each such Person.

32. Delegation of Authority. Whenever this Security Instrument provides that Borrower authorizes and appoints Lender as Borrower's attorney-in-fact to perform any act for or on behalf of Borrower or in the name, place, and stead of Borrower, Borrower expressly understands and agrees that this authority shall be deemed a power coupled with an interest and such power shall be irrevocable.

33. Funds for Taxes, Insurance, and Impositions. If Borrower is in default under this Security Instrument or any of the Loan Documents, regardless of whether the default has been cured, then Lender may at any subsequent time, at its option to be exercised on 30 days written notice to Borrower, require Borrower to deposit with Lender or its designee, at the time of each payment of an installment of interest or principal under the Note, an additional amount sufficient to discharge the Impositions as they become due. The calculation of the amount payable and of the fractional part of it to be deposited with Lender shall be made by Lender in its sole and absolute discretion. These amounts shall be held by Lender or its designee not in trust and not as agent of Borrower and shall not bear interest, and shall be applied to the payment of any of the Impositions under the Loan Documents in such order or priority as Lender shall determine. If at any time within 30 days before the due date of these obligations the amounts then on deposit shall be insufficient to pay the obligations under the Note and this Security Instrument in full, Borrower shall deposit the amount of the deficiency with Lender within 10 days after Lender's demand. If the amounts deposited are in excess of the actual obligations for which they were deposited, Lender may refund any such excess, or, at its option, may hold the excess in a reserve account, not in trust and not bearing interest, and reduce proportionately the required monthly deposits for the ensuing year. Nothing in this Section shall be deemed to affect any right or remedy of Lender under any other provision of this Security Instrument or under any statute or rule of law to pay any such amount and to add the amount so paid to the Indebtedness secured by this Security Instrument. Lender shall have no obligation to pay insurance premiums or taxes except to the extent the fund established under this Section is sufficient to pay such premiums or taxes, to obtain insurance, or to notify Borrower of any matters relative to the insurance or taxes for which the fund is established under this Section. Notwithstanding the preceding, Borrower and Lender may agree to impounds of taxes and insurance which impounds shall be identified in the Note.

Lender or its designee shall hold all amounts so deposited as additional security for the sums secured by this Security Instrument. Lender may, in its sole and absolute discretion and without regard to the adequacy of its security under this Security Instrument, apply such amounts or any portion of it to any Indebtedness secured by this Security Instrument, and such application shall not be construed to cure or waive any default or notice of default under this Security Instrument.

If Lender requires deposits to be made under this Section, Borrower shall deliver to Lender all tax bills, bond and assessment statements, statements for insurance premiums, and statements for any other obligations referred to above as soon as Borrower receives such documents.

If Lender sells or assigns this Security Instrument, Lender shall have the right to transfer all amounts deposited under this Section to the purchaser or assignee. After such a transfer, Lender shall be relieved and have no further liability under this Security Instrument for the application of such deposits, and Borrower shall look solely to such purchaser or assignee for such application and for all responsibility relating to such deposits.

34. General Provisions.

34.1 Successors and Assigns. This Security Instrument is made and entered into for the sole protection and benefit of Lender and Borrower and their successors and assigns, and no other Person or Persons shall have any right of action under this Security Instrument. The terms of this Security Instrument shall inure to the benefit of the successors and assigns of the parties, provided, however, that the Borrower's interest under this Security Instrument cannot be assigned or otherwise transferred without the prior consent of Lender. Lender in its sole discretion may transfer this Security Instrument, and may sell or assign participations or other interests in all or any part of this Security Instrument, all without notice to or the consent of Borrower.

34.2 Meaning of Certain Terms. As used in this Security Instrument and unless the context otherwise provides, the words "herein," "hereunder" and "hereof" mean and include this Security Instrument as a whole, rather than any particular provision of it.

34.3 Authorized Agents. In exercising any right or remedy, or taking any action provided in this Security Instrument, Lender may act through its employees, agents, or independent contractors, as Lender expressly authorizes.

34.4 Gender and Number. Wherever the context so requires in this Security Instrument, the masculine gender includes the feminine and neuter, the singular number includes the plural, and vice versa.

34.5 Captions. Captions and section headings used in this Security Instrument are for convenience of reference only, are not a part of this Security Instrument, and shall not be used in construing it.

35. Dispute Resolution: Waiver of Right to Jury Trial.

35.1 ARBITRATION. CONCURRENTLY HEREWITH, BORROWER AND ANY GUARANTOR SHALL EXECUTE THAT CERTAIN ARBITRATION AGREEMENT WHEREBY BORROWER, ANY GUARANTOR, AND LENDER AGREE TO ARBITRATE ANY DISPUTES TO RESOLVE ANY CLAIMS (AS DEFINED IN THE ARBITRATION AGREEMENT).

35.2 WAIVER OF RIGHT TO JURY TRIAL. CONCURRENTLY HEREWITH, BORROWER AND ANY GUARANTOR SHALL EXECUTE THAT CERTAIN ARBITRATION AGREEMENT AND WAIVER OF RIGHT TO JURY TRIAL WHEREBY BORROWER, ANY GUARANTOR, AND LENDER AGREE TO WAIVE THEIR RESPECTIVE RIGHTS TO A JURY TRIAL OF ANY CLAIM (AS DEFINED IN THE ARBITRATION AGREEMENT) OR CAUSE OF ACTION BASED ON OR ARISING FROM THE LOAN.

35.3 PROVISIONAL REMEDIES; FORECLOSURE AND INJUNCTIVE RELIEF. Nothing in the Section above, shall be deemed to apply to or limit the right of Lender to: (a) exercise self-help remedies, (b) foreclose judicially or nonjudicially against any real or personal property collateral, or to exercise judicial or nonjudicial power of sale rights, (c) obtain from a court provisional or ancillary remedies (including, but not limited to, injunctive relief, a writ of possession, prejudgment attachment, a protective order or the appointment of a receiver), (d) pursue rights against Borrower or any other party in a third party proceeding in any action brought against Lender (including, but not limited to, actions in bankruptcy court). Lender may exercise the rights set forth in the foregoing clauses (a) through (d), inclusive, before, during, or after the pendency of any proceeding referred to in the Section above. Neither the exercise of self-help remedies nor the institution or maintenance of an action for foreclosure or provisional or ancillary remedies or the opposition to any such provisional remedies shall constitute a waiver of the right of any Borrower, Lender or any other party, including, but not limited to, the claimant

in any such action, to require submission of the dispute, claim or controversy occasioning resort to such remedies to any proceeding referred to in the Section above.

36. **Contractual Right to Appoint a Receiver Upon Default.** Upon an Event of Default under this Security Instrument or a breach of any clause of any agreement signed in connection with the Loan to Borrower, Borrower agrees that Lender may appoint a receiver to control the Mortgaged Property within seven (7) days of any default. Borrower agrees to cooperate with the receiver and turn over all control to said receiver and otherwise cooperate with the receiver appointed by Lender.

37. **Loan Agreement.** This Security Instrument is subject to the provisions of the Loan Agreement. As specifically provided in the Loan Agreement, if Borrower defaults under this Security Instrument, Lender has the right and option to foreclose against any Collateral provided under the Loan Agreement.

38. **Condominium and Planned Unit Developments.** If any of the Mortgaged Property includes a unit or units in, together with an undivided interest in the common elements of, a condominium project (the "Condominium Project") or a Planned Unit Development ("PUD"), the following additional requirements shall be in place.

38.1 **Additional Security.** If the owners association or other entity which acts for the Condominium Project and/or PUD (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Mortgaged Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

38.2 **Obligations.** Borrower shall perform all of Borrower's obligations under the Condominium Project's and/or PUD Constituent Documents. The "Constituent Documents" are the: (1) condominium declaration and/or any other document which creates the Condominium Project and or PUD; (2) any by-laws; (3) any code or regulations; (4) articles of incorporation, trust instrument or any equivalent document which create the Owners Association; and (5) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

38.3 **Owners Association Policy Proceeds.** If the Owners Association maintains a "master" or "blanket" policy on the Condominium Project or PUD and an event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Mortgaged Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by this Mortgage, whether or not then due, with any excess paid to Borrower.

38.4 **Owners Association Liability Coverage.** Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

38.5 **Consent of Lender.** Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Mortgaged Property or consent to:

38.5.1. the abandonment and/or termination of the Condominium Project or PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of taking by condemnation or eminent domain;

38.5.2. any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender;

38.5.3. termination of professional management and assumption of self-management of the Owners Association; or

38.5.4. any action which would have the effect of rendering the any insurance coverage maintained by the Owners Association unacceptable to Lender.

NON-UNIFORM COVENANTS.

Principles of Construction. In the Event of any inconsistencies between the terms and provisions below and the other terms and provisions in this Security Instrument, the terms and provisions below shall control and be binding.

Notwithstanding anything to the contrary elsewhere in this Security Instrument, Borrower and Lender further covenant and agree as follows:

39. **Acceleration and Foreclosure on Default.** If an Event of Default occurs, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without notice or demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section, including, but not limited to, reasonable Attorneys' Fees and costs of title evidence.

40. **Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

41. **Waiver of Right of Offset.** No portion of the Indebtedness secured by this Security Instrument shall be or be deemed to be offset or compensated by all or any part of any claim, cause of action, counterclaim, or cross-claim, whether liquidated or unliquidated, that Borrower may have or claim to have against Lender. Borrower hereby waives, to the fullest extent permitted by Governmental Requirements, the benefits any rights to offset under Florida law.

42. **Sequestration of Rents.** In addition to any other rights and remedies provided to Lender under this Security Instrument or under Florida law, Lender shall have the right to seek sequestration of Rents under Section 697.07, Florida Statutes (or any successor statute, and as amended from time to time).

43. **Extent of Security for Future Advances.** This Security Instrument is given to secure not only the existing Indebtedness, but also such future advances, whether such advances are obligatory or are to be made at the option of Lender, or otherwise, as are made within twenty (20) years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this Security Instrument. The total amount of Indebtedness that may be so secured may decrease or increase from time to time, but the maximum possible principal debt so secured at one time shall not exceed two times (2x) the amount of the initial Loan stated above, plus interest thereon, and any disbursements made for the payment of taxes, levies or insurance on the Mortgaged Property, with interest on such disbursements at the rate then in effect pursuant to the terms of the Note.

44. **Property Not Homestead.** The subject property is not the constitutional homestead of Borrower herein as defined under Article X, Section 4 of the Florida Constitution of 1968, as amended. Nor is it the homestead of any person for whom Borrower herein is responsible, including, without limitation, the spouse, children, or other immediate family members of Borrower or principals of Borrower.

45. **BALLOON DISCLOSURE.** THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS $500,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE OR ANY OTHER UNPAID AMOUNTS.

[SIGNATURES FOLLOW]

IN WITNESS WHEREOF, Borrower has executed and delivered this Security Instrument as of the date first written above.

BORROWER:

COCOA VILLAGE BAY ESTATES LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: VYV PROJECT MANAGEMENT LLC, a Florida limited liability company, Manager

By: _____
Cesar Augusto Paniagua Ampudia, Manager

WITNESSES:

_____
Print: Cassandra Kassem
Address: 21500 Biscayne Blvd #401 Aventura, FL 33180

_____
Print: Tristian Albelda
Address: 21500 Biscayne Blvd #401 Aventura, FL 33180

STATE OF FLORIDA:
COUNTY OF Miami-Dade:

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 01/14/25 by Cesar Paripua, MGR of VYV Project Management, manager of Cocoa Village Bay Estates LLC
(date) *(name of member, manager, officer or agent)* *(name of company)*
Florida limited liability company, on behalf of the company, who is personally known to
(state or place of formation)
To me or has produced Driver's License as identification.
(type of identification)

JENNIFER SNYDER
Notary Public - State of Florida
Commission # HH 204344
My Comm. Expires Dec 5, 2025
Bonded through National Notary Assn.
Notary Seal

(Signature of person taking acknowledgement)
Jennifer Snyder
(Name typed, printed or stamped)
Notary Public
(Title or rank)
HH 204344
(Serial number, if any)

(Serial number, if any)

IN WITNESS WHEREOF, Borrower has executed and delivered this Security Instrument as of the date first written above.

BORROWER:

COCOA VILLAGE BAY ESTATES LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: VYV PROJECT MANAGEMENT LLC, a Florida limited liability company, Manager

By: _____
César Augusto Paniagua Ampudia, Manager

WITNESSES:

_____
Print: Cassandra Kassem
Address: 21500 Biscayne Blvd #401 Aventura, FL 33180

_____
Print: Tristian Albelda
Address: 21500 Biscayne Blvd #401 Aventura, FL 33180

STATE OF FLORIDA:
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 07/14/25 by Cesar Paniagua, MGR of V4U Project Management LLC as manager
(date) *(name of member, manager, officer or agent)* *(name of company)*
of Cocoa Village Bay Estates LLC Florida limited liability company, on behalf of the company, who is personally known to
(state or place of formation)
To me or has produced drivers license as identification.
(type of identification)

JENNIFER SNYDER
Notary Public - State of Florida
Commission # HH 204344
My Comm. Expires Dec 5, 2025
Bonded through National Notary Assn.

[Notary Seal]

(Signature of person taking acknowledgement)
Jennifer Snyder
(Name typed, printed or stamped)
Notary Public
(Title or rank)
HH 204344
(Serial number, if any)

(Serial number, if any)

EXHIBIT "A"

Parcel 1:

Lots 3 and 4 lying East of the Florida East Coast Railway of DIXON'S SUBDIVISION of Sections 20 and 21, Township 24 South, Range 36 East, according to plat thereof as recorded in Plat Book 1, Page 24, Public Records of Brevard County, Florida.

LESS AND EXCEPT the following:

Lands described in Deed Book 216, Page 88; Deed Book 375, Page 264; Deed Book 426, Page 216; Deed Book 432, Page 17; Official Records Book 300, Page 179; Official Records Book 412, Page 52; Official Records Book 492, Page 670; Official Records Book 538, Page 1095; Official Records Book 692, Page 310; Official Records Book 1227, Page 25; Official Records Book 2411, Page 1590; and Official Records Book 3364, Page 1877, all of the Public Records of Brevard County, Florida.

ALSO LESS AND EXCEPT U.S. Highway No. 1, Dixon Boulevard, and Indian River Drive.

ALSO LESS AND EXCEPT lands described in Official Records Book 7455, page 2735, of the Public Records of Brevard County, Florida.

Parcel 2:

A parcel of land being a portion of lands described in O.R. Book 4654, page 3026, Brevard County, Florida Public Records, all lying in Section 21, Township 24 South, Range 36 East, Brevard County, Florida and being more particularly described as follows:

Commence at the intersection of the Easterly right of way line of US Highway No. 1 as shown on Florida Department of Transportation Right of Way Map Section 7002-275 with the Southerly line of the Plat of Indian Hill Subdivision as recorded in Plat Book 11, page 26, of said Public Records; thence N 38°21'29" E., along said Southerly line, a distance of 794.06 feet to the Point of Beginning; thence continue N 38°21'29" E., along said South line a distance of 193.00 feet; thence S 22°51'32" E., a distance of 673.95 feet; thence S 66°59'22" W., a distance of 169.15 feet; thence N 22°51'32"W. a distance of 581.47 feet to the Point of Beginning. Being subject to easements and/or rights of way of record.

CFN 2025148933, OR BK 10391 Page 2849, Recorded 07/25/2025 at 08:27 AM Rachel M. Sadoff, Clerk of Courts, Brevard County

Code Enforcement
65 Stone Street I Cocoa, FL 32922
Phone: (321) 433-8508

July 17, 2025

PREPARED BY AND RETURN TO:
Monica Arsenault, City Clerk
City of Cocoa, Florida
65 Stone Street
Cocoa, FL 32922

CITY OF COCOA
RELEASE OF NUISANCE ABATEMENT LIEN

This is to certify that the Abatement Lien in the amount of Four Hundred Ten Dollars **($410.00)** filed by the City of Cocoa, Florida, on May 19, 2023 against **620 Dixon Blvd., Cocoa FL 32922; OWNER: Cocoa Village Bay Estates LLC** and recorded in Official Records **Book 9800 Page 1437** of the Public Records of Brevard County, Florida is hereby released as to the real property described therein.

Dated this the 17th day of July 2025.

CITY OF COCOA, FLORIDA

By: _____
Monica Arsenault, City Clerk

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence this 17th day of July 2025, by Monica Arsenault, City Clerk, for the City of Cocoa, Florida, who is personally known to me.

Notary Public State of Florida
Breanna Earley
My Commission HH 376928
Expires 3/21/2027

NOTARY PUBLIC

_____
Breanna Earley

SUBDIVISION
- PRELIMINARY APPLICATION -

Community Services Department
Planning and Zoning Division
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
Web: http://www.cocoafl.org

This form is divided into steps, which will help you prepare your application, provide supplemental items, and prepare for the Planning & Zoning Board and City Council hearings. A pre-application meeting with Staff is **required**.

For Office Use Only - Date Received

Stamp Only When Application is Fully Complete

Please TYPE or PRINT this application neatly.

1. **Preliminary Project Name:** COCOA VILLAGE SUBDIVISION DEVELOPMENT PLANS

2. **Applicant Information:** ** NOTE: Applicant is the main contact, who must attend the meeting!*

Company (if applicable): Cocoa Village Bay Estates, LLC

Name: Cocoa Village Bay Estates, LLC

Mailing Address: 2333 Ponce De Leon Blvd., Suite 630

City: Coral Gables State: FL Zip Code: 33134

Phone #: 954-588-9906 Fax #:

Mobile #: E-mail: olarraza@vyv.pe

3. **Property Owner Information:** ** Check here if same as Applicant* → ☒
** If more than one owner, attach additional sheet with names and addresses.*

Company (if applicable):

Name:

Mailing Address:

City: State: Zip Code:

Phone #: Fax #:

Mobile #: E-mail:

4. **Surveyor:**

Company (if applicable): Indian River Survey, Inc.

Name: Thomas W Gritton, PSM

Mailing Address: 1835 20th Street

City: Vero Beach State: FL Zip Code: 32960

Phone #: 772-569-7880 Fax #: 772-778-3617

Mobile #: _____ E-mail: wgritton@indianriversurvey.co

5. **Engineer:**

Company (if applicable): MEI Partners, LLC

Name: Kevin S. Hebert, PE

Mailing Address: 1035 S. Semoran Blvd., Suite 1029

City: Winter Park State: FL Zip Code: 32792

Phone #: 321-203-2852 Fax #: 321-203-2948

Mobile #: _____ E-mail: kevinh@mei-partners.com

6. **Property Information:**

Street Address and Location: 620 Dixon Blvd., Unit Liftst, Cocoa, Florida 32922

Parcel ID: ** If more than two Parcel IDs, attach additional sheet with Parcel IDs.*

24-36-21-BM-[ ][ ][ ][ ][ ].[ ]-[ ][ ][ ]3.[ ][ ]

24-36-21-BM-[ ][ ][ ][ ][ ].[ ]-[ ][ ][ ]3.02

Tax Account Numbers: ** If more than two Tax Account #s, attach additional sheet with Tax Account #s.*

2416865 3018781

Land Area: 322,344 square feet or 7.40 acres

Existing Use(s) on Property: Vacant Residential Land

Proposed Use(s) on Property: Single Family Residential

Existing Zoning Category: RU-1-7 Single Family Residential

Existing Future Land Use Category: Low Density Residential

Proposed Density: Single Family Residential

7. **Please submit the following items in order complete the application:**

a. ☐ **Notarized application.**

b. ☐ **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to request these materials with the Brevard County GIS Department that are available free of charge. Inquiries need to be emailed to **servicedesk@brevardfl.gov** and forwarded to the **City of Cocoa Planning and Zoning Department** when available.

c. ☐ **Application fee.** Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid a few weeks after application submittal. See Schedule of Fees, Charges and Expenses for applicable fees.

d. ☐ **Proof of ownership.** A copy of the most recent recorded warranty deed is required.

e. ☐ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf. A sample "Letter of Authorization" form is available from the City.

f. ☐ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (http://www.sunbiz.org/corpweb/inquiry/search.html).

g. ☐ **Legal description.** Submit a typed copy of the legal description.

h. ☐ **Certified topographic data map.** Submit a topographic data map drawn to a scale of one hundred (100) feet to one inch or larger by a registered surveyor and/or engineer showing, at a minimum, the following: the location of existing property lines both for private property and public property, streets, buildings, watercourses, transmission lines, sewers, bridges, culverts and drain pipes, water mains, utility easements, wooded areas, streams, lakes, marshes, and any physical conditions affecting the site. Contours shall be based on U.S. coast and geodetic datum with a contour interval of one foot.

i. ☐ **Preliminary subdivision plat.** Submit 2 paper copies (folded to about 8-1/2 x 11") and 1 electronic copy of the plat drawn to scale along with the required exhibits. Subdivision plats shall be drawn at twenty-four (24) by thirty (30) inches in size and at the scale no smaller than one hundred (100) feet to the inch meeting all the platting requirements of Florida Statutes. The subdivision plat shall be prepared by a registered Florida surveyor and shall, at a minimum, include the items below (combine elements on several sheets where applicable):

(1) ☐ Title, date, name and description of the subdivision and graphic scale.

(2) ☐ Name of the subdivider and registered surveyor.

(3) ☐ The lines and names of all streets and roads.

(4) ☐ Lot lines and lot and block numbers.

(5) ☐ Location, right-of-way and classification of canals and waterways.

(6) ☐ Reservations, easements, alleys and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

(7) ☐ Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line whether curved or straight and including a north point.

(8) ☐ The radius, central angle, point of tangent, and arcs and chords of all curved streets and curved property lines.

(9) ☐ All dimensions should be to the nearest one-hundredths of a foot and angles to the nearest second.

(10) ☐ A legal description of the subdivision boundaries with bearings and distances.

(11) ☐ Accurate location and descriptions of all monuments and markers.

(12) ☐ The names and locations of adjoining subdivisions, streets and unsubdivided property.

j. ☐ **Preliminary subdivision engineering plan.** Submit 2 paper copies (folded to about 8-1/2 x 11") and 1 electronic copy of a plan drawn to scale along with the required exhibits. Preliminary subdivision engineering plans shall be drawn at twenty-four (24) by thirty (30) inches in size and at the scale no smaller than one hundred (100) feet to the inch, and shall, at a minimum, include the items below (combine elements on several sheets where applicable):

(1) ☐ Name of the proposed development.

(2) ☐ Name or names of the developers.

(3) ☐ Boundaries of tract shown with bearings, distances, closures and bulkhead lines.

(4) ☐ Vicinity map showing relationship between subdivision and surrounding area.

(5) ☐ Site data:

(a) ☐ Name of owner, surveyor and engineer or land planner.

(b) ☐ Acreage in total tract; acreage in public or other land usage; average lot size; total number of lots.

(c) ☐ Names of adjoining subdivisions.

(d) ☐ The existing zoning classification, both on the land to be subdivided and on adjoining lands.

(e) ☐ Proposed streets, street names, rights-of-way, pavement widths and approximate grades.

(f) ☐ Proposed lot lines, lot and block numbers and approximate dimensions.

(g) ☐ Proposed parks, school sites or other public open spaces.

(h) ☐ Location, and classification of canals and waterways.

(i) ☐ Existing ground surfaces and proposed elevation of subdivision.

(j) ☐ Typical cross-sections of proposed grading, roadways and sidewalks.

(k) ☐ Type of pavement.

(l) ☐ Engineering drawings of the following utility systems and improvements:

1. ☐ Water
2. ☐ Sanitary sewer
3. ☐ Storm sewer
4. ☐ Bulkheads
5. ☐ Sidewalks
6. ☐ Streets

(6) ☐ Proposed land uses other than public or single family.

(7) ☐ Proposed number and location of street lighting fixtures.

k. ☐ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, elevations, or letters from adjoining property owners.

1. ☐ **Resubmittals.** Resubmittals should be accompanied by a list of changes and a certified statement by the preparer that no other changes have been made to the drawings. Otherwise, delays may be experienced due to extra staff review time. Each resubmittal shall follow the same requirements.

8. **Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division.

Public hearings process information – please read this!

9. **Dates and locations of public hearings.** All Preliminary Subdivisions require one hearing in front of the Planning & Zoning Board and one hearing in front of the City of Cocoa Council. All regularly scheduled Planning & Zoning Board hearings are held on the first Wednesday of each month at 6:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified. All regularly scheduled City of Cocoa Council meetings are held on the second and fourth Tuesday of each month at 6:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified.

10. **Board types.** The Planning & Zoning Board is an advisory board to the City Council and therefore is only authorized to make recommendations. City Council is an authoritative body and is able to make binding decisions.

11. **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.

12. **Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.

13. **Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board/Council as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.

14. **Witnesses at public hearings.** For the purposes of making a decision on the application, the Board/Council shall only consider testimony of qualified witnesses. A witness is determined by the Board/Council and is generally based on:
    a. The witness has personal knowledge of the fact in which the witness will testify; and/or
    b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
        1. *Layman witness*: Testimony of a witness other than an expert witness is qualified only if:
            - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
            - The opinions and inferences do not require any special knowledge, skill experience or training.
        2. *Expert witness*. Testimony of an expert witness is qualified only if:
            - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
            - The witness is adequately qualified to express an opinion on the matter.

15. **Planning & Zoning Board vs. City Council actions.** If the Planning & Zoning Board finds that the facts presented in the matter justify approval, it may recommend to approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board finds that the facts presented do not justify approval, it may recommend to deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held. Regardless of the outcome, the application will be forwarded to the City Council for consideration where a final decision can be made.

16. Signatures and Notarization.

STATE OF Florida COUNTY OF Broward. I, Cesar Paniagua being first duly sworn, depose and say that:

☒ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.

☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

(APPLICANT SIGNATURE)

OSCAR LARRAZA
MY COMMISSION # HH 371479
EXPIRES: March 9, 2027

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☑ OR Produced Identification ☐

Type of I.D. Produced P525-101-82-179-0

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 06 day of June, 20 23

FOR OFFICE USE ONLY

Fee of $ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:

_____

Planning & Zoning
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8685
FAX: (321) 433-8685
www.CocoaFL.gov

COURTESY NOTICE OF PUBLIC HEARING
TO PROPERTY OWNERS WITHIN 500 FEET OF THE SUBJECT SITE

Cocoa Village Bay Estates is petitioning the **Planning and Zoning Board** for the following item:

A. **FILE NUMBER: PZ 23-00200009 Cocoa Village Bay Estates Small-Scale Site Plan and Preliminary Plat**

REQUEST: CONSIDERATION OF A Small Site Plan
Consider a small-scale site plan and preliminary plat of the Cocoa Village Bay Estates subdivision, pursuant to Chapter 18, Subdivisions of the City of Cocoa Code of Ordinances, subdividing 3 parcels into 7 new single family lots in total consisting of approximately 8.01 acres. Generally located east of U.S. Route 1 and between North Indian River Drive and U.S. Route 1 and identified as Parcel IDs: 24-36-25-BM-3, 24-36-21-BM-3.02.

The Board will hold a public hearing on this request at 6:00 pm. on **April 1, 2026** in the City of Cocoa Council Chambers located at 65 Stone Street, Cocoa, Florida. All interested parties are invited to attend and will be heard if desired.

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at https://www.cocoafl.gov/291/20338/City-Meetings

Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8400.

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

- City of Cocoa meeting calendar at https://www.cocoafl.gov/291/20338/City-Meetings

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Special Information for Quasi-Judicial Hearings:

Any person that (1) can demonstrate that they may suffer special damages different in kind and degree from that of the general public at large; and (2) wishes to present factual or expert witnesses and/or evidence at the quasi-judicial hearing is highly encouraged to immediately contact Lucilene Ribeiro, City Planner, at (321) 433-8535 or LRibeiro@cocoafl.gov, to make proper arrangements for presentation of witnesses and/or evidence. All witnesses should be identified and all evidentiary documents and exhibits that are intended to be distributed to the BOA, P&Z/LPA and City Council should be submitted to Mrs. Ribeiro via email or mail at least three (3) days prior to the hearing.

OWNER_N	OWNER_N	OWNER_S	OWNER_A	OWNER_C	OWNER_STATE	ZIP_CODE
CAREY PROPERTIES		1002 BROOKS LN	DELRAY B	FL		33483
MANFREDI FAMILY R		1209 N INDIAN RIVEF	COCOA	FL		32922
GARY C CROWE TRU		1201 N INDIAN RIVEF	COCOA	FL		32922
NOECKER LIVING TR		1171 N INDIAN RIVEF	COCOA	FL		32922
NANCY MALONEY 11		1167 N INDIAN RIVEF	COCOA	FL		32922
COATES, \	COATES, S	655 DIXON BLVD	COCOA	FL		32922
QUIGLEY,	QUIGLEY,	1198 N INDIAN RIVEF	COCOA	FL		32922
CAREY PROPERTIES		1002 BROOKS LN	DELRAY B	FL		33483
FERRELL, COLETTE		1175 N INDIAN RIVEF	COCOA	FL		32922
EAST COAST LAND H		308 AVENUE A	FT PIERCE	FL		32922
FLAMINGO LAND CO		2185 W KING ST	COCOA	FL		32926
COCOA VILLAGE BA'		2333 PONCE DE LEO	CORAL GA	FL		32922
DIXON CAPITAL LLC		1820 SWARTHMORE	LAKEWOC	NJ		32922
COCOA VILLAGE BA'		2333 PONCE DE LEO	CORAL GA	FL		33134
COCOA VILLAGE BA'		2333 PONCE DE LEO	CORAL GA	FL		33134
MANFRED	MANFRED	1209 N INDIAN RIVEF	COCOA	FL		32922
MCGRATH	MCGRATH	131 S INDIAN CIR	COCOA	FL		32922
BLAKELY,	BLAKELY,	127 S INDIAN CIR	COCOA	FL		32922
SIMINGTO	SIMINGTO	123 INDIAN CIR S	COCOA	FL		32922
JULIE SHAW TRUST		128 S INDIAN CIR	COCOA	FL		32922
MANFREDI, MICHAEL		1157 N INDIAN RIVEF	COCOA	FL		32922
MCGRATH	MCGRATH	124 S INDIAN CIR	COCOA	FL		32922
OWENS, D	OWENS, C	3811 ARROWSMITH I	COCOA	FL		32922
VANHEUK	VANHEUK	CMR 460 BOX 304	APO	AE		32922
SANTIAGC	SANTIAGC	122 S INDIAN CIR	COCOA	FL		32922
COLBURN, CAROL G		125 N INDIAN CIR	COCOA	FL		32922
RAHMAN,	RAHMAN,	111 S INDIAN CIR	COCOA	FL		32922
JACKSON,	JACKSON,	118 S INDIAN CIRCLE	COCOA	FL		32922
BASS, DONNA J		121 N INDIAN CIR	COCOA	FL		32922
MARKWITH, ROBERT		107 S INDIAN CIR	COCOA	FL		32922
WEINBERG, LAUREN		112 S INDIAN CIR	COCOA	FL		32922
ACCELERATED CO		224 BEDFORD PL	COCOA	FL		32922
HOLCOME	HOLCOME	125 E MEF	C/O HOLC	MERRITT I	FL	32922
EUBANK, ,	KARL, YUL	108 S INDIAN CIR	COCOA	FL		32922
COLTON, ROBERT J(		103 S INDIAN CIR	COCOA	FL		32922
JOHN W B	SYLVIA, G	1803 OAK DR N	ROCKLED	FL		32922
THERESA M BECKEF		118 N INDIAN CIR	COCOA	FL		32922
COINER, L	COINER, F	101 INDIAN CIR S	COCOA	FL		32922
BELEW, T'	BELEW, D.	114 N INDIAN CIR	COCOA	FL		32922
BLAKELY, SHERYL A		102 N INDIAN CIR	COCOA	FL		32922
RINKER, STEVEN E		110 N INDIAN CIRCLE	COCOA	FL		32922
HAUN, PH	HAUN, DA'	106 N INDIAN CIR	COCOA	FL		32922
MC LAUGH	BOWMAN,	1421 N INDIAN RIVEF	COCOA	FL		32922
STRULLER, MARCUS		PO BOX 236004	COCOA	FL		32922
HAMAKER	HAMAKER	1415 N INDIAN RIVEF	COCOA	FL		32922
CHATTERTON REVO		1411 N INDIAN RIVEF	COCOA	FL		32922
GAYLA DAWN HARVI		1405 N INDIAN RIVEF	COCOA	FL		32922

USA TODAY CO.
LocaliQ
PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Leonardo Priore
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 03/17/2026
BRE floridatoday.com 03/17/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/17/2026

Legal Clerk

Notary, State of WI, County of Brown

5·15·27
My commission expires

Publication Cost:	$418.07	
Tax Amount:	$0.00	
Payment Cost:	$418.07	
Order No:	12168039	# of Copies:
Customer No:	1127247	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

Ad#12168039 03/17/2026

CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY
AND CITY OF COCOA COUNCIL PROPOSE TO CONSIDER THE FOLLOWING:

PZ 25-00200014 Sanctuary at Cocoa Townhomes Preliminary Plat, Development Agreement, and Large-Scale Site Plan

Consider the preliminary plat, large scale site plan, and Development Agreement for the Sanctuary at Cocoa Townhomes subdivision, pursuant to Chapter 18, Subdivisions of the City of Cocoa Code of Ordinances, to subdivide 3 parcels into 183 new townhome lots in total consisting of approximately 89.54 acres. Generally located east of Cox Road and north of State Road 520 in Cocoa, Florida, and is identified by Parcel IDs: 24-35-24-00-508, 24-35-24-00-509, 24-35-24-00-510.

PZ 25-00300003 Cirrus Commercial Outparcel Final PUD Amendment (Phase Two), Plat, Development Agreement Amendment, and Large-Scale Site Plan

Consider a final PUD amendment for the commercial portion of the Cirrus Mixed-Use PUD, a subdivision plat of the Cirrus Commercial Outparcels to subdivide Lot 1B of the Cirrus plat consisting of approximately 1.52 acres into two commercial lots pursuant to Chapter 18, Subdivisions of the City of Cocoa Code of Ordinances, a First Addendum to Development Agreement between the City of Cocoa and WMG Acquisitions, LLC, and large-scale site plan of the Cirrus Phase Two Commercial Outparcel, consisting of a Quick-Service Restaurant and Dental Office. Generally located on State Road 524, directly south of State Road 528 and west of East Industry Road in Cocoa, Florida, and is identified by Parcel ID: 24-36-18-28-*-1B.01. The final PUD Amendment shall include the following ordinance:

ORDINANCE 03-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING A PORTION OF THE CIRRUS PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN ESTABLISHED VIA ORDINANCE NO. 03-2021 TO INCLUDE THE PHASE TWO COMMERCIAL OUTPARCELS, FOR TWO PARCELS OF REAL PROPERTY, TOTALING 1.5 ACRES, MORE OR LESS, AND GENERALLY LOCATED ON STATE ROAD 524, SOUTH OF STATE ROAD 528 AND WEST OF EAST INDUSTRY ROAD, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

PZ 23-00200009 Cocoa Village Bay Estates Small-Scale Site Plan and Preliminary Plat

Consider a small-scale site plan and preliminary plat of the Cocoa Village Bay Estates subdivision, pursuant to Chapter 18, Subdivisions of the City of Cocoa Code of Ordinances, subdividing 3 parcels into 7 new single family lots in total consisting of approximately 8.01 acres. Generally located east of U.S. Route 1 and between North Indian River Drive and U.S. Route 1 and identified as Parcel IDs: 24-36-25-BM-3, 24-36-21-BM-3.02.

Planning and Zoning Board
PUBLIC HEARING WILL BE HELD ON
April 1, 2026
City of Cocoa Council
PUBLIC HEARING WILL BE HELD ON
April 14, 2026
ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FLORIDA 32922

General Notice Information:
This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at **marsenault@cocoafl.gov**.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision

made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

• City of Cocoa meeting calendar at **https://www.cocoafl.gov/291/20338/City-Meetings**

Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8400.

Interested persons may submit their written comments or questions prior to the meeting through Email at **cityclerk@cocoafl.gov** or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

• City of Cocoa meeting calendar at **https://www.cocoafl.gov/291/20338/City-Meetings**

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

CITY COUNCIL AGENDA ITEM

Memo Date:	March 25, 2026
Agenda Date:	April 14, 2026
File ID:	2026-222
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Monica Arsenault, City Clerk
Requested Action:	Consider the appointment of Richard Cravens Jr. to fill one Alternate Member Vacancy on the Planning and Zoning Board.

BACKGROUND:

Mr. Richard Cravens Jr. was a mergers and acquisitions attorney with a large law firm for 5 years. He then moved into senior Human Resources and Communications roles with various private and publicly-traded firms. His last role prior to retiring was Executive Vice President with Information Services Group. Mr. Cravens currently participates in the Cocoa Citizens Academy. He would like to use his background and experience to make contributions to the City of Cocoa Planning and Zoning Board.

Mr. Richard Cravens Jr. meets all requirements to serve on a City of Cocoa board.

The Planning and Zoning Board currently has one Alternate member vacancy.

The City's board vacancies have been properly advertised per its Board Vacancies policy.

A current board roster is also attached for Council's review.

PRIORITY AREA CONNECTION:

Community Outreach and Engagement

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Consider the appointment of Richard Cravens Jr. to fill one Alternate Member Vacancy on the Planning and Zoning Board.

Application for Board/Committee Membership

City Code requires prospective and existing board members to fill out an application, consent to a standard criminal background check , be duly registered to vote in Brevard County, and be a resident or an owner of real property in the City of Cocoa. City Code also prohibits a person from serving on a City Board or Committee if that person has been convicted of a felony, unless their civil rights have been restored.

Application Date	12/30/2025
First Name	Richard
Last Name	Cravens Jr
Street Address	104 Riverside Drive, Apt 903
City	Cocoa
State	FL
Zip Code	32922-7861
Cocoa City Council District that you live in:	District 1
Primary Phone Number	3129274651
Place of Business	Retired
Title/Position Held	Retired
Email Address	rjamescravens@gmail.com
Board or Commission of first choice:	Planning & Zoning Board

Planning & Zoning Board

Term: 3 years.
Members: 9 members; 2 alternate members.
Duties: To act in an advisory capacity to the City Council relating to zoning and land use matters.

Meetings: First Wednesday of every month at 6:00 pm in the City Council Chambers.

All meetings are subject to change in dates and/or may be canceled with the approval of the City Manager (with the exception of the regular Council meetings), dependent upon whether there are items or cases to be considered. Other meetings of boards not listed above are held on an infrequent basis to which there is no standard or specified monthly date. (Please refer to the preceding "Description of Boards and Committees".) The three pension boards generally meet quarterly, and meetings may be held more often, depending on necessity. The Drug Related Public Nuisance Board holds meetings coinciding with the Code Enforcement Board; however, it meets infrequently on an as needed basis.

Have you been a City of Cocoa resident for at least 6 months?	Yes

Do you own property or a business in Cocoa?	Yes
Please list address(s)	104 Riverside Drive Unit 903 Cocoa, FL 32922
Are you registered to vote in Brevard County, Florida?	Yes
Have you ever been convicted or found guilty, regardless of adjudication, of a felony in any jurisdiction?	No
Do you consent to a standard criminal background check?	Yes
Do you currently serve on any other City of Cocoa Board?	No
Are you related to a City of Cocoa Councilmember by blood, Adoption or marriage?	No
Potential Conflict of Interest: Have you ever been engaged in the management of any business enterprise that has a financial interest with the City of Cocoa?	No
Briefly state your interest in serving on a City board or committee. Please include information relating to prior service on any governmental board or committee, and any specialized skills or training you feel will help you to qualify for membership on the desired City board or committee.	I was a mergers and acquisitions attorney with a large law firm for 5 years. After that I served as an in-house attorney with a large market research firm (Nielsen), and then moved into senior Human Resources and Communications roles with various private and publicly-traded firms. My last role prior to retiring was Executive Vice President with Information Services Group, a global, publicly-traded IT consulting firm. I have extensive international experience (having lived and worked in Europe and Asia). I am currently a participant in the Cocoa Citizens Academy. I have lived in Cocoa Village for just under two years, and am very interested in participating in the future growth and development of all parts of our city. I currently serve in a volunteer role as Vice Chairman of the Board of Golf Brevard, Inc. (a non-profit formed about 8 years ago to operate two Brevard County Golf courses). I believe that my background and experience would make me a valuable contributor to the Planning and Zoning Committee.
Race	• Caucasian
Gender	Male

Applicant Certification

By filling this application with the City of Cocoa, I do hereby acknowledge the following:

- This application, when completed and filed with the Office of the City Clerk, is a public record under Chapter 119, Florida Statutes, and is open to public inspection.
- I am responsible for keeping the information on this form current and provide any changes or updates to the Office of the City Clerk.
- I consent to filing a Statement of Financial Interests (Form 1) required if required for the board in which I am appointed to.
- If appointed to a board/committee, I acknowledge that this is my obligation and duty to comply with the following: Code of Ethics for Public Offices (Florida Statutes, Chapter 112, Part III) Florida Sunshine Law (Florida Statutes, Chapter 286)

http://www.flsenate.gov/Statutes

Applicant Signature	
Signature Date	12/30/2025

REAL PROPERTY DETAILS
Account 2454481 - Roll Year 2025

Owners	RICHARD J CRAVENS JR & ALEXANDRIA J CRAVENS REVOCABLE LIVING TRUST
Mailing Address	104 RIVERSIDE DR, PH 903 COCOA FL 32922
Site Address	104 RIVERSIDE DR UNIT 903 COCOA FL 32922
Parcel ID	24-36-33-89-*-45
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0414 - CONDOMINIUM UNIT
Total Acres	0.02
Site Code	--
Plat Book/Page	0000/0000
Subdivision	OLEANDER POINTE CONDO PHASE II
Land Description	OLEANDER POINTE PH II UNIT 903 AS DESC IN ORB 3964 PAGE 854 AND ALL AMENDMENTS THERETO



CONDO COMMON AREA INFORMATION

Name	OLEANDER POINTE PH II
Number	1050
Account	2454483
Parcel ID	24 3633-89-*-1.XA
Units	46
Buildings	1
Floors	9
Rec Hall	1

Pools	1
Elevators	1
Tennis Courts	0
Spas	1
Docks	1
Gate Entry	0
Waste Chute	Yes
Laundry	No

VALUE SUMMARY

Category	2025	2024	2023
Market Value	$703,370	$617,390	$662,890
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$703,370	$363,910	$353,320
Assessed Value School	$703,370	$363,910	$353,320
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$25,722	$25,000	$25,000
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$652,648	$313,910	$303,320
Taxable Value School	$678,370	$338,910	$328,320

SALES / TRANSFERS

Date	Price	Type	Instrument
10/29/2024	--	WD	10188/0333
03/07/2024	$998,900	WD	10014/0322
06/09/2021	--	QC	9150/2097
04/08/2020	$525,000	WD	8715/0622
05/04/2019	--	DC	8472/2188
04/08/2002	--	TD	4577/1205
02/28/1999	$245,000	WD	3969/3380

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0414 - CONDOMINIUM UNIT

Materials	
Exterior Wall:	STUCCO
Roof Structure:	FLAT/SHED
Roof Cover:	BU-TG/MMBRN
Heat & Air:	FHA & AC
Frame:	MASNRYCONC

Details	
Year Built	1999
Story Height	--
Floors	--
Residential Units	1
Commercial Units	0

Sub-Areas	
Non 9K Condo	2,405
Total Base Area	0

Extra Features
No Data Found

Sub-Areas	
Total Sub Area	2,405

Planning & Zoning Board	Meets First Wednesday Every Month @ 6pm		Expirations in November	
MEMBER	**ADDRESS**	**PHONE**	**APPOINTED**	**EXPIRES**
Tamisha Findlay	315 Stone St. Cocoa, FL 32922 tamishafindlay@gmail.com	321-412-2948	09/24 Appointed	2027
Wesley Park Fulfilling Al Washington's term	1112 Abington St., Cocoa, FL 32922 Wesley.n.park@gmail.com	321-298-4943	01/23 Appointed	2026
Katherine Stewart	5261 Talbot Blvd. Cocoa, FL 32926 Katherineann_s@yahoo.com	267-226-2284	11/24 Appointed	2027
Ron Chabot	2114 Clairemont Dr. Cocoa, FL 32922 Ron982@msn.com	321-403-3861	01/23 Appointed	2027
Russell Sengel	5683 Saratoga Ln. Cocoa, FL 32926 rsengel@cfl.rr.com	321-863-3704	03/25 filled Burgess seat	2027
Susan Milhoan	213 Berkshire Drive Cocoa, FL 32922 smilhoan@gmail.com	321-917-3770	11/25 Appointed	2028
Marcus Wheeler	709 Ixora Ave. Cocoa, FL 32922 lushorn@gmail.com	321-271-9871	01/23 Appointed	2026
Victoria Jones	3070 Cirrus Drive Cocoa, FL 32926 vickeymitch@gmail.com	321-795-9849	11/24 Appointed	2027
Todd Anderson (1/3 non-resident)	6570 Pleasant Ave., Cocoa, FL 32927 toddpanderson@yahoo.com	403-7595 (cell)	11/25 Reappointed 01/23 Reappointed 02/2020 Appointed 11/16 Reappointed 1/28/14 appointed (to fill vacancy left by Stephenson)	2028
1st Alternate Aleck Greenwood	PO Box 1077 Cocoa, FL 32923 Agreenwood2@cfl.rr.com	321-917-3770	11/25 Term expired, reappointed as	No expiration

			alternate member 12/22 Reappointed 08/2022 Appointed as Regular member (fulfilling term of J. Blanco) 01/2019 Appointed	
2nd Alternate Vacant				
Counsel: Anthony Garganese/Kristin Eick	PO Box 2873, Orlando, FL 32802-2873	866-425-9566 407-472-0178 (Kristin Eick)		
RECORDING SECRETARY	Breanna Earley	321-433-8484		

CITY COUNCIL AGENDA ITEM

Memo Date:	April 2, 2026
Agenda Date:	April 14, 2026
File ID:	2026-242
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Monica Arsenault, City Clerk
Requested Action:	Consider the appointment of Mary Jane Neff to fill one Regular Member Vacancy on the Police Pension Board through October 1, 2028.

BACKGROUND:

Ms. Mary Jane Neff would like to serve on the Police Pension Board because she wants to strengthen the community through thoughtful planning. Throughout her career as a senior leader, she oversaw complex operations, strategic initiatives, and cross-functional teams. Ms. Neff would like to use her background and experience to make contributions to the Police Pension Board.

Ms. Mary Jane Neff meets all requirements to serve on a City of Cocoa board.

The Police Pension Board currently has one regular member vacancy with an unexpired term running through October 1, 2028.

The City's board vacancies have been properly advertised per its Board Vacancies policy.

A current board roster is also attached for Council's review.

PRIORITY AREA CONNECTION:

Community Outreach and Engagement

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Consider the appointment of Mary Jane Neff to fill one Regular Member Vacancy on the Police Pension Board through October 1, 2028.

Board of Trustees for the Police Officers' Retirement Plan		**Meets as Needed**		**Expirations on October 1st**
Member	**Address**	**Phone**	**Appointed**	**Expiration**
Chris Moderson (Elected by Members)	Cocoa Police Dept.	321-637-6413 Work [redacted]	Appt. 10/01/2023 ~~Appt. 09/29/2022~~	2027
Patrick Dovale (Elected by Members)	Cocoa Police Dept.	639-7620 [redacted]	09/17 Elected (will fulfill term of Eric Austin) 09/19 Re-elected 08/16/2023 Re-elected	2027
Nicholas Blankenship (Appointed by Council)	[redacted]	321-302-1071 Nickshug177@gmail.com	09/10/24 appointed	2028
John Casey, (5th Member) (Appointed by Council)	Cocoa Police Dept. [redacted]	[redacted]	09/2020 Ratified 09/16 Reappointed/ Ratified 09/2012 Reappointed 12/10 Appointed	2027
~~Keith Wall~~ **VACANCY** (Appointed by Council)	~~201 Westchester Dr., Cocoa, FL 32926~~	~~321-456-6208~~ ~~Keithwall97531@gmail.com~~	~~09/10/2024 appointed~~	2028
Counsel: Stuart Kaufman	Klausner, Kaufman, Jensen and Levinson 7080 NW 4th Street Plantation, Florida 33317	(954)916-1202 Fax (954)916-1232 Email: stu@robertdklausner.com		
Administrator: Kandyce Moss	2503 Del Prado Blvd. S. Suite 502 Cape Coral, FL 33904	239-333-4872 Kandyce.Moss@fosterfoster.com		
Recording Secretary	Kandyce Moss	239-333-4872		

Application for Board/Committee Membership

City Code requires prospective and existing board members to fill out an application, consent to a standard criminal background check , be duly registered to vote in Brevard County, and be a resident or an owner of real property in the City of Cocoa. City Code also prohibits a person from serving on a City Board or Committee if that person has been convicted of a felony, unless their civil rights have been restored.

Application Date	03/08/2026
First Name	Mary Jane
Last Name	Neff
Street Address	713 N Indian River Dr
City	Cocoa
State	FL
Zip Code	32922
Cocoa City Council District that you live in:	District 1
Primary Phone Number	3216989868
Place of Business	Net Health
Title/Position Held	Vice President Implementation and Training
Email Address	mjneff321@gmail.com
Board or Commission of first choice:	Pension Board - Police

Pension Board - Police

Term: 2 years.
Members: 3 citizens appointed and 2 city employees.
Duties: To administer and advise the City on the police retirement system.

Meetings: Quarterly or as necessary.

All meetings are subject to change in dates and/or may be canceled with the approval of the City Manager (with the exception of the regular Council meetings), dependent upon whether there are items or cases to be considered. Other meetings of boards not listed above are held on an infrequent basis to which there is no standard or specified monthly date. (Please refer to the preceding "Description of Boards and Committees".) The three pension boards generally meet quarterly, and meetings may be held more often, depending on necessity. The Drug Related Public Nuisance Board holds meetings coinciding with the Code Enforcement Board; however, it meets infrequently on an as needed basis.

Have you been a City of Cocoa resident for at least 6 months?	Yes

Do you own property or a business in Cocoa?	Yes
Please list address(s)	713 n Indian river dr cocoa fl 32922
Are you registered to vote in Brevard County, Florida?	Yes
Have you ever been convicted or found guilty, regardless of adjudication, of a felony in any jurisdiction?	No
Do you consent to a standard criminal background check?	Yes
Do you currently serve on any other City of Cocoa Board?	No
Are you related to a City of Cocoa Councilmember by blood, Adoption or marriage?	No
Potential Conflict of Interest: Have you ever been engaged in the management of any business enterprise that has a financial interest with the City of Cocoa?	No
Briefly state your interest in serving on a City board or committee. Please include information relating to prior service on any governmental board or committee, and any specialized skills or training you feel will help you to qualify for membership on the desired City board or committee.	I am interested in serving on a City board because I believe in strengthening our community through thoughtful planning, responsible stewardship, and collaborative problem-solving. Throughout my career as a senior leader, I oversaw complex operations, strategic initiatives, and cross-functional teams, all of which required sound judgment, transparency, and a commitment to public trust. My specialized skills include strategic planning, financial oversight, conflict resolution, and project management. I bring a balanced perspective—analytical, community-minded, and solutions-oriented—and I would welcome the opportunity to contribute these strengths in service to the city.
Race	• Caucasian
Gender	Female

Applicant Certification

By filling this application with the City of Cocoa, I do hereby acknowledge the following:	• This application, when completed and filed with the Office of the City Clerk, is a public record under Chapter 119, Florida Statutes, and is open to public inspection. • I am responsible for keeping the information on this form current and provide any changes or updates to the Office of the City Clerk. • I consent to filing a Statement of Financial Interests (Form 1) required if required for the board in which I am appointed to. • If appointed to a board/committee, I acknowledge that this is my obligation and duty to comply with the following: Code of Ethics for Public Offices (Florida Statutes, Chapter 112, Part III) Florida Sunshine Law (Florida Statutes, Chapter 286)
http://www.flsenate.gov/Statutes	
Applicant Signature	
Signature Date	03/08/2026

REAL PROPERTY DETAILS
Account 2421069 - Roll Year 2025

Owners	NEFF, PAUL; NEFF, MARY JANE
Mailing Address	713 INDIAN RIVER DR N COCOA FL 32922
Site Address	713 N INDIAN RIVER DR COCOA FL 32922
Parcel ID	24-36-28-00-757
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.78
Site Code	0114 - RIVER ACCESS
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF LOT 4 AS DES IN DB 437 PG 601 AS AMMENDED IN ORB 1269 PG 335



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$817,960	$820,070	$819,140
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$506,260	$492,000	$477,670
Assessed Value School	$506,260	$492,000	$477,670
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$25,722	$25,000	$25,000
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$455,538	$442,000	$427,670
Taxable Value School	$481,260	$467,000	$452,670

SALES / TRANSFERS

Date	Price	Type	Instrument
02/02/2015	$587,500	WD	7299/0416
05/15/2013	--	TD	6882/0179
09/30/2009	$550,000	WD	6035/1614
02/19/2002	$417,000	WD	4534/1691
01/01/1900	--	DB	0437/0601

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	VINYL/ALUMINUM
Frame:	WOOD FRAME
Roof:	ASPH/ASB SHNGL
Roof Structure:	HIP/GABLE

Details	
Year Built	1945
Story Height	8
Floors	2
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,440
Base Area (2nd)	1,080
Basement	1,080
Open Porch	18
Screen Porch	48
Screen Porch	300
Total Base Area	2,520
Total Sub Area	3,966

Extra Features	
Fireplace	1
Dock	640
Paving - Stone	429
Wood Deck	240
Paving - Stone	149
Garage Detached	624
Recreation Room	520

CITY COUNCIL AGENDA ITEM

Memo Date:	March 30, 2026
Agenda Date:	April 14, 2026
File ID:	2026-226
Prepared By:	Zoie Badalov, Senior Budget Analyst
Through:	Rebecca Bowman, Finance Director Stockton Whitten, City Manager
Requested Action:	In accordance with the Financial Operations Manual (FOM) the City Manager shall submit to City Council in the form of an agenda item any approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority.

BACKGROUND:

The attached spreadsheets reference construction projects with a previously authorized "contingency" as of February 28th, 2026. The report provides the project number, project description, construction contract cost of project, contingency amount authorized, date of City Council approval, resolution number for authorization of contingency, requisition numbers, and expenditure by fiscal year.

The second line of each project in the third column under "Construction contract not to exceed $" references the contingency amount that the City Council or City Manager, if within his purchasing authority, has approved. The last line of each project provides the remaining balance as of the report date.

PRIORITY AREA CONNECTION:

Organizational Effectiveness

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Informational Item only

FY 2026 Change Orders - CM authorized to execute

Applied to Contingency | As of: Period 5

Project #	Project Description + Details	Construction contract not to exceed $	Labels	Resolution #	Requisition #	Requsition Amount	All Fiscal Years Cumulative	FY22 Cumulative Requisitions	FY23 Cumulative Requisitions	FY24 Cumulative Requisitions	FY25 Cumulative Requisitions	FY26 Cumulative Requisitions	Cumulative Expenditures	FY2026 Expenditures	FY2025 Expenditures	FY2024 Expenditures
WS24LC	**Osage/ Angelica Improvements**															
Op. Rev.		3,717,385	Exp authorized before contingency	2022-018												
Project Manager:	Frank Mirabito	371,739	Contingency and other costs authorized	2022-092												
Account #:	424-4120-536.63-00	4,089,124	Total approved	2023-054												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Atlantic Development of Cocoa**			FY2024	47958	3,717,385	3,717,385	-	-	3,717,385	-	-	$ 853,254	$ 904,949	$ 376,035	$ 477,219
	Vendor #: 05580															
PO #:	**82211**															
		371,739														
WS24WP	**Friday Road Improvements**															
Op. Rev.		4,413,648	Total approved	2022-018												
Project Manager:	Frank Mirabito	401,241	Contingency and other costs authorized	2022-092												
Account #:	424-4120-536.63-00	4,012,407	Total approved	2023-054												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Atlantic Development of Cocoa**			FY2024	47960	4,012,407	4,012,407	-	-	4,012,407	-	-	$ 1,618,643	$ -	$ 306,498	$ 1,312,145
	Vendor #: 05580															
PO #:	**82212**															
		401,241														
CA2502	**Bracco Pond Stormwater Improvements**															
Op. Rev.		116,020	Exp authorized before contingency													
Project Manager:	Frank Mirabito	11,400	Contingency and other costs authorized													
Account #:	423-3570-538.63-00	127,420	Total approved	2024-109												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Atlantic Development of Cocoa**			FY2025	49339	116,020	116,020	-	-	-	116,020	-	$ 116,020	$ -	$ 116,020	$ -
PO #:	**83333**				0											
		11,400														
CA2502	**Cidco Road Stormwater Improvements**															
Op. Rev.		38,310	Exp authorized before contingency													
Project Manager:	Frank Mirabito	3,600	Contingency and other costs authorized													
Account #:	423-3570-538.63-00	41,910	Total approved	2024-109												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Atlantic Development of Cocoa**			FY2025	49349	38,310	38,310	-	-	-	38,310	-	$ 38,310	$ -	$ 38,310	$ -
PO #:	**83343**															
		3,600														
WS25CU	**Wewahootee Buildings Roof Replacements**															
Op. Rev.		285,555	Exp authorized before contingency													
Project Manager:	James Mitchell	28,556	Contingency and other costs authorized													
Account #:	421-4020-536.63-00	314,111	Total approved	2025-039												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Hamilton Roofing LLC.**			FY2025	50158	**289,838**	289,838	-	-	-	289,838	-	$ -	$ -	$ -	$ -
PO #:	**83946**															
		24,272														

Project #	Project Description + Details	Construction contract not to exceed $	Labels	Resolution #	Requisition #	Requsition Amount	All Fiscal Years Cumulative	FY22 Cumulative Requisitions	FY23 Cumulative Requisitions	FY24 Cumulative Requisitions	FY25 Cumulative Requisitions	FY26 Cumulative Requisitions	Cumulative Expenditures	FY2026 Expenditures	FY2025 Expenditures	FY2024 Expenditures
PW25SC	**Stradley Park Concession Stand**															
Op. Rev.		306,831	Exp authorized before contingency													
Project Manager:	Frank Mirabito	28,469	Contingency and other costs authorized													
Account #:	001-3560-519.62-00	335,300	Total approved	2025-055			Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**W&J Construction**			FY2025	50367	286,831	286,831	-	-	-	-	286,831	$ -	$ 85,984	$ -	$ -
PO #:	**84079**				0											
		28,469														
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Architects RZK, Inc.**			FY2025	50370	3,873	3,873	-	-	-	-	3,873	$ -	$ -	$ -	$ -
PO #:	**84083**				0											
		-					Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
WS18BR	**Banana River Booster Station**															
Op. Rev.		2,547,000	Exp authorized before contingency													
Project Manager:	David Veloza	254,700	Contingency and other costs authorized													
Account #:	424-4055-536.63-00	2,801,700	Total approved	2025-070												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**L7 Construction, Inc.**			FY2026	50833	2,547,000	2,547,000	-	-	-	-	2,547,000	$ -	$ 42,275	$ -	$ -
PO #:	**84419**															
		254,700														
CA2602	**HSP #1 Exhaust Fan Replacement**															
Op. Rev.		115,500	Exp authorized before contingency													
Project Manager:	James Mitchell	10,411	Contingency and other costs authorized													
Account #:	421-4020-536.62-00	125,911	Total approved	2025-090												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**S-Woods Construction**			FY2026	51077	105,089	105,089	-	-	-	-	105,089	$ -	$ -	$ -	$ -
PO #:	**84664**															
		10,411														
BL25TS	**Brightline Train District Design**															
Op. Rev.		372,871	Exp authorized before contingency													
Project Manager:	Abigail Morgan	32,000	Contingency and other costs authorized													
Account #:	001-1905-559.31-00	404,871	Total approved	2025-092												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Myra Planning and Design**			FY2026	0		-	-	-	-	-	-	$ -	$ -	$ -	$ -
PO #:	**84778**															
		32,000														
PW26FC	**Fuel Canopy Replacement**															
Op. Rev.		164,217	Exp authorized before contingency													
Project Manager:	Tony Jones	16,421	Contingency and other costs authorized													
Account #:	001-3540-519.63-07	180,638	Total approved	2025-094												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**S-Woods Construction**			FY2026	51076	164,215	164,215	-	-	-	-	164,215	$ -	$ -	$ -	$ -
PO #:	**84663**															
		16,421														
PW08SP	**Annual Street Paving**															
Op. Rev.		452,197	Exp authorized before contingency													
Project Manager:	Frank Mirabito	47,803	Contingency and other costs authorized													
Account #:	001-3510-541.63-00	500,000	Total approved	2026-007												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**VA Paving**			FY2025	6910	452,197	452,197	-	-	-	-	452,197	$ -	$ -	$ -	$ -
PO #:	**84735**				0											
		47,803														

CITY COUNCIL AGENDA ITEM

Memo Date:	March 30, 2026
Agenda Date:	April 14, 2026
File ID:	2026-227
Prepared By:	Zoie Badalov, Senior Budget Analyst
Through:	Rebecca Bowman, Finance Director Stockton Whitten, City Manager
Requested Action:	In accordance with City Code, Section 2-74, at the beginning of each month during the fiscal year, the City Manager shall submit to City Council data showing the relation between the estimated and actual income and expenses to date.

BACKGROUND:

The following reports for the period ending February 2026 (FY26) provide information for the three major funds: General Fund, Water/Sewer Fund, and the Storm Water Fund. This February 2026 (FY26) report is unaudited and preliminary.

Each of the major funds will have the following reports:

1. Budget by Account Classification Report

Summary of the annual budget, revenues collected and expenditures by fund. The detailed back-up documentation is found in the Revenue Report and the Detailed Budget Report Summary by Object.

2. Revenue Report

Detail by account the number of actual revenues collected vs. budget for the three major funds: General Fund, Water & Sewer, and Storm Water. This report shows the current period, the year to date totals, the annual budget and the unrealized balance.

· Estimated — represents either the current period or the year-to-date prorated budget
· Actual — represents actual revenue received either in the current period or year to date
· % Rev — the percentage of actual revenue received vs. budget
· Annual Estimate — annual budget
· Unrealized Balance - annual estimate (budget less actual year to date received)

3. Detail Budget Report Summary by Object

Summary of expenditures by account description vs. budget for the three major funds: General Fund, Water & Sewer, and Storm Water. This report shows the current period, the year-to-date totals, encumbrances, the annual budget and the unencumbered balance.

· Budget — represents either the current period or the year-to-date prorated budget
· Actual — represents actual cash expenditures either in the current period or year to date
· % Exp. — the percentage of actual expenditures vs. budget
· Encumbrance — encumbered amount
· Annual Budget — annual budget
· Unencumbered Balance — annual budget less actual year to date actual expenditures plus encumbrances

· % Budgeted — the percentage of year to date actual expenditures plus encumbrances vs. budget

PRIORITY AREA CONNECTION:
Organizational Effectiveness

BUDGETARY IMPACT:
None

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Informational Item only

FY 2026 Budget by Classification Report - Summary Listing

2/28/2026

Target for February 2026 is 42%

FUND 001 - GENERAL FUND

	Amended Budget	YTD Encumbrances	YTD Actual Transactions	Budget - YTD	% Used/Rec'd
REVENUE					
TAXES	$ 17,178,672	$ -	$ 12,889,621	$ 4,289,051	75%
OTHER PERMITS AND FEES	$ 6,487,002	$ -	$ 4,014,216	$ 2,472,786	62%
INTERGOVERNMENTAL	$ 3,172,396	$ -	$ 809,382	$ 2,363,014	26%
CHARGES FOR SERVICES	$ 8,158,428	$ -	$ 3,382,028	$ 4,776,400	41%
FINES AND FORFEITURES	$ 30,000	$ -	$ 11,050	$ 18,950	37%
MISCELLANEOUS	$ 620,214	$ -	$ 1,703,772	$ (1,083,558)	275%
****OTHER SOURCES (NON-REVENUE)**	$ 24,193,901	$ -	$ 8,258,909	$ 15,934,992	34%
REVENUE TOTALS	**$ 59,840,613**	**$ -**	**$ 31,068,977**	**$ 28,771,636**	**52%**
EXPENSE					
SALARIES AND BENEFITS	$ 32,090,627	$ 2,381	$ 11,166,490	$ 20,921,756	35%
OPERATING EXPENDITURES	$ 18,443,096	$ 5,404,407	$ 5,649,882	$ 7,388,806	31%
CAPITAL OUTLAY	$ 5,854,646	$ 1,903,550	$ 2,046,247	$ 1,904,850	35%
GRANTS, AIDS AND OTHER	$ 179,768	$ 3,765	$ 49,940	$ 126,063	28%
NON-OPERATING USES	$ 3,272,476	$ -	$ 2,417,052	$ 855,425	74%
EXPENSE TOTALS	**$ 59,840,613**	**$ 7,314,103**	**$ 21,329,611**	**$ 31,196,899**	**48%**
REVENUE TOTALS	**$ 59,840,613**	**$ -**	**$ 31,068,977**	**$ 28,771,636**	**52%**
EXPENSE TOTALS	**$ 59,840,613**	**$ 7,314,103**	**$ 21,329,611**	**$ 31,196,899**	**48%**
	$ -	**$ (7,314,103)**	**$ 9,739,366**	**$ (2,425,263)**	

*Unaudited

**Fund Balance is a budgeted revenue, not actual revenue.

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
310	TAXES								
311	AD VALOREM								
10 00	CURRENT TAXES	1,075,389	329,110.78	31	5,376,945	11,210,231.97	209	12,904,672	1,694,440.03
20 00	DELINQUENT TAXES	1,250	15.16	1	6,250	3,214.15	51	15,000	11,785.85
25 00	PENALTIES RE: TAXES	1,666	42.61	3	8,330	25,054.92	301	20,000	5,054.92-
30 00	TAX CERTIFICATES	16,666	.00		83,330	.00		200,000	200,000.00
311 **	AD VALOREM	1,094,971	329,168.55	30	5,474,855	11,238,501.04	205	13,139,672	1,901,170.96
312	SALES USE AND FUEL TAXES								
41 00	LOCAL OPTION GAS TAX 6 CT	35,333	66,603.73	189	176,665	181,720.12	103	424,000	242,279.88
312 **	SALES USE AND FUEL TAXES	35,333	66,603.73	189	176,665	181,720.12	103	424,000	242,279.88
314	UTILITY SERVICE TAX								
10 00	ELECTRICITY	183,333	196,448.13	107	916,665	856,084.35	93	2,200,000	1,343,915.65
30 00	WATER-COCOA	40,000	38,329.32	96	200,000	207,063.75	104	480,000	272,936.25
40 00	GAS	4,583	5,511.48	120	22,915	15,759.59	69	55,000	39,240.41
80 00	PROPANE	2,500	306.89	12	12,500	7,262.31	58	30,000	22,737.69
314 **	UTILITY SERVICE TAX	230,416	240,595.82	104	1,152,080	1,086,170.00	94	2,765,000	1,678,830.00
315	COMMUNICATION SERVICE TAX								
00 00	COMMUNICATION SERVICE TAX	58,333	58,469.26	100	291,665	289,183.99	99	700,000	410,816.01
315 **	COMMUNICATION SERVICE TAX	58,333	58,469.26	100	291,665	289,183.99	99	700,000	410,816.01
316	LOCAL BUSINESS TAX								
00 00	LOCAL BUSINESS TAX	12,500	1,059.46	9	62,500	94,045.50	151	150,000	55,954.50
316 **	LOCAL BUSINESS TAX	12,500	1,059.46	9	62,500	94,045.50	151	150,000	55,954.50
310 ***	TAXES	1,431,553	695,896.82		7,157,765	12,889,620.65		17,178,672	4,289,051.35
320	OTHER PERMITS & FEES								
322	BUILDING PERMITS								
10 00	TRAINING SURCHARGE	0	.00		0	.00		0	.00
322 **	BUILDING PERMITS	0	.00		0	.00		0	.00
323	FRANCHISE FEES								
10 00	ELECTRICITY	154,500	130,714.20	85	772,500	657,830.27	85	1,854,000	1,196,169.73
40 00	GAS	8,333	9,449.35	113	41,665	27,972.51	67	100,000	72,027.49
70 00	SOLID WASTE	32,325	31,859.07	99	161,625	159,794.17	99	387,906	228,111.83
323 **	FRANCHISE FEES	195,158	172,022.62	88	975,790	845,596.95	87	2,341,906	1,496,309.05
324	IMPACT FEES								
32 00	TRANSP IMPACT FEE-COMMRCL	0	.00		0	.00		0	.00
324 **	IMPACT FEES	0	.00		0	.00		0	.00

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
325	SPECIAL ASSESSMENT								
22 01	FIRE ASSESSMENT	315,174	138,797.76	44	1,575,870	3,099,693.89	197	3,782,096	682,402.11
22 02	F ASSMNT DELINQ TAXES	250	.00		1,250	1,575.52-	126	3,000	4,575.52
22 03	F ASSMNT PENALTIES	416	.00		2,080	4,559.45	219	5,000	440.55
22 04	F ASSMNT TAX CERTS	11,666	.00		58,330	.00		140,000	140,000.00
22 *	FIRE PROTECTION	327,506	138,797.76	42	1,637,530	3,102,677.82	190	3,930,096	827,418.18
325 **	SPECIAL ASSESSMENT	327,506	138,797.76	42	1,637,530	3,102,677.82	190	3,930,096	827,418.18
329	OTHER PERMITS & FEES								
10 00	INSPECTION FEES	0	.00		0	.00		0	.00
10 01	FIRE INSPECTION FEES	2,000	3,465.00	173	10,000	5,720.00	57	24,000	18,280.00
10 02	FIRE INSPEC FEE-PDCS CHGS	3,416	12,492.50	366	17,080	20,039.50	117	41,000	20,960.50
10 *	INSPECTION FEES	5,416	15,957.50	295	27,080	25,759.50	95	65,000	39,240.50
25 00	PLANNING AND ZONING	4,166	11,250.00	270	20,830	31,467.89	151	50,000	18,532.11
25 01	PLANNING CONS FEES	8,333	96.00	1	41,665	8,714.00	21	100,000	91,286.00
25 *	PLANNING AND ZONING	12,499	11,346.00	91	62,495	40,181.89	64	150,000	109,818.11
329 **	OTHER PERMITS & FEES	17,915	27,303.50	152	89,575	65,941.39	74	215,000	149,058.61
320 ***	OTHER PERMITS & FEES	540,579	338,123.88		2,702,895	4,014,216.16		6,487,002	2,472,785.84
330	INTERGOVERNMENTAL REVENUE								
331	FEDERAL GRANTS								
20 19	JAG 2020-DJ-BX-0410	0	.00		0	.00		0	.00
20 22	JAG 21-GG-01363	0	.00		0	.00		0	.00
20 23	BULLET PROOF VEST 2021	0	.00		0	.00		0	.00
20 24	VOCA-2022-COCOA PD-00181	0	.00		0	.00		0	.00
20 25	JAG 2022-22-GG-02810	0	.00		0	.00		0	.00
20 26	BULLET PROOF VEST 2022	0	.00		0	.00		0	.00
20 27	VOCA-2023-COCOA PD-00042	0	.00		0	.00		0	.00
20 28	JAG 2023-23-GG-03233	0	.00		0	.00		0	.00
20 29	BULLET PROOF VEST 2023	0	.00		0	.00		0	.00
20 30	VOCA-2024-COCOA PD-00273	0	.00		0	.00		0	.00
20 31	BULLET PROOF VEST 2024	715	.00		715	.00		5,717	5,717.00
20 32	JAG 2024-24-GG-04542	1,752	.00		1,752	1,641.81-	94	14,012	15,653.81
20 33	VOCA-2025-COCOA PD-00181	9,366	.00		46,830	.00		112,393	112,393.00
20 *	PUBLIC SAFETY	11,833	.00		49,297	1,641.81-	3	132,122	133,763.81
39 12	USDA/FOREST SVC 26866	0	.00		0	.00		0	.00
50 01	FEDERAL DISASTER REIMB	0	.00		0	4,819.47		0	4,819.47-
70 02	AFRICAN AM MUSE-GR2111	0	.00		0	.00		0	.00
331 **	FEDERAL GRANTS	11,833	.00		49,297	3,177.66	6	132,122	128,944.34

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
333	PAYMENT IN LIEU OF TAXES								
90 00	HOUSING AUTHORITY	0	.00		0	.00		0	.00
333 **	PAYMENT IN LIEU OF TAXES	0	.00		0	.00		0	.00
334	STATE GRANT								
10 15	FL CYBERSECURITY	0	.00		0	.00		0	.00
50 01	STATE DISASTER REIMB	0	.00		0	.00		0	.00
50 55	RESILIENT FL-FDEP 24PLN48	0	.00		0	86,245.50-		0	86,245.50
50 *	ECONOMIC ENVIRONMENT	0	.00		0	86,245.50-		0	86,245.50
70 11	HTMOORE RESTOR-GR23HM	0	.00		0	.00		0	.00
334 **	STATE GRANT	0	.00		0	86,245.50-		0	86,245.50
335	STATE SHARED REVENUES								
12 00	STATE REVENUE SHARING	66,416	63,120.68	95	332,080	327,874.63	99	797,000	469,125.37
12 20	8TH CNT MUNICIPAL GAS TAX	13,333	13,389.24	100	66,665	69,549.18	104	160,000	90,450.82
12 *	STATE REVENUE SHARING	79,749	76,509.92	96	398,745	397,423.81	100	957,000	559,576.19
14 00	MOBILE HOME LICENSES	2,500	1,276.86	51	12,500	17,671.94	141	30,000	12,328.06
15 00	ALCOHOLIC BEVERAGE	2,083	2,971.60	143	10,415	2,971.60	29	25,000	22,028.40
18 00	LOCAL GOVERNMENT 1/2 CENT	119,927	127,905.31	107	599,635	453,597.28	76	1,439,125	985,527.72
21 00	FIREFIGHTER SUPPLEMENTAL	1,583	.00		7,915	11,336.06	143	19,000	7,663.94
29 21	POL PEN STATE CONTR	23,088	.00		115,440	.00		277,059	277,059.00
29 22	FIRE PEN STATE CONTR	19,840	.00		99,200	.00		238,090	238,090.00
29 *	OTHER PUBLIC SAFETY	42,928	.00		214,640	.00		515,149	515,149.00
41 00	FUEL TAX REFUNDS	2,083	.00		10,415	9,448.83	91	25,000	15,551.17
335 **	STATE SHARED REVENUES	250,853	208,663.69	83	1,254,265	892,449.52	71	3,010,274	2,117,824.48
337	GRANTS FROM LOCAL UNITS								
30 21	FIND BV-CO-23-159 WTRF P1	0	.00		0	.00		0	.00
60 00	HUMAN SERVICES	0	.00		0	.00		0	.00
70 01	PROVOST PARK NFC EQUIP	2,500	.00		12,500	.00		30,000	30,000.00
337 **	GRANTS FROM LOCAL UNITS	2,500	.00		12,500	.00		30,000	30,000.00
338	SHARED REVENUE LOCAL UNIT								
10 06	SR524 Widening	0	.00		0	.00		0	.00
10 08	BREVARD COUNTY E911 ILA	0	.00		0	.00		0	.00
10 *	SHARED REV - BREVARD CTY	0	.00		0	.00		0	.00
338 **	SHARED REVENUE LOCAL UNIT	0	.00		0	.00		0	.00
330 ***	INTERGOVERNMENTAL REVENUE	265,186	208,663.69		1,316,062	809,381.68		3,172,396	2,363,014.32

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
340	CHARGES FOR SERVICES								
341	GENERAL GOVERNMENT								
30 00	ADMINISTRATIVE FEES	0	.00		0	.00		0	.00
31 00	ADMIN FEES STORMWATER	0	.00		0	.00		0	.00
40 00	CERTIFY/COPY/SEARCH	8,333	10,646.48	128	41,665	43,541.21	105	100,000	56,458.79
90 12	PASSPORT EXECUTION FEES	250	350.00	140	1,250	1,330.00	106	3,000	1,670.00
341 **	GENERAL GOVERNMENT	8,583	10,996.48	128	42,915	44,871.21	105	103,000	58,128.79
342	PUBLIC SAFETY								
10 00	SVC CHG - LAW ENF SERVICE	13,333	4,200.00	32	66,665	34,065.00	51	160,000	125,935.00
10 02	SCHOOL RES OFFICER	24,833	.00		124,165	.00		298,000	298,000.00
10 *	SVC CHG - LAW ENF SERVICE	38,166	4,200.00	11	190,830	34,065.00	18	458,000	423,935.00
20 00	SVC CHG - FIRE PROTECTION	2,916	2,550.00	87	14,580	12,490.00	86	35,000	22,510.00
90 00	OTHER PUBLIC SAFETY	0	.00		0	.00		0	.00
90 01	FALSE ALARM FEES	466	.00		2,330	.00		5,600	5,600.00
90 *	OTHER PUBLIC SAFETY	466	.00		2,330	.00		5,600	5,600.00
342 **	PUBLIC SAFETY	41,548	6,750.00	16	207,740	46,555.00	22	498,600	452,045.00
343	PHYSICAL ENVIRONMENT								
37 10	BREVARD COUNTY	55,439	.00		277,195	235,144.14	85	665,275	430,130.86
37 11	ROCKLEDGE	31,557	31,714.56	101	157,785	157,984.88	100	378,695	220,710.12
37 12	SUN LAKE	383	386.24	101	1,915	1,965.49	103	4,606	2,640.51
37 13	CLNY PK-M.I.UTIL CO.	213	211.58	99	1,065	1,066.15	100	2,559	1,492.85
37 16	COCOA BEACH	11,514	11,639.38	101	57,570	58,071.31	101	138,173	80,101.69
37 17	CAPE CANAVERAL	10,661	11,260.48	106	53,305	56,080.40	105	127,938	71,857.60
37 18	TITUSVILLE	428	438.78	103	2,140	1,300.03	61	5,143	3,842.97
37 *	WATER BILLING SERVICES	110,195	55,651.02	51	550,975	511,612.40	93	1,322,389	810,776.60
39 01	SERVICE CHARGES	75,000	67,718.00	90	375,000	367,467.98	98	900,000	532,532.02
39 03	ADMIN CHARGES	41,666	39,330.00	94	208,330	209,655.00	101	500,000	290,345.00
39 04	PENALTIES	60,000	23,486.47	39	300,000	278,468.80	93	720,000	441,531.20
39 05	NSF CHECKS	3,333	6,017.25	181	16,665	32,521.77	195	40,000	7,478.23
39 13	HIGH CONSUMP CHGS	1,250	1,725.00	138	6,250	9,675.00	155	15,000	5,325.00
39 *	WATER OTHER INCOME	181,249	138,276.72	76	906,245	897,788.55	99	2,175,000	1,277,211.45
41 10	SOLID WASTE	243,791	274,678.36	113	1,218,955	1,331,687.66	109	2,925,500	1,593,812.34
41 20	RECYCLING REVENUE	34,000	36,061.72	106	170,000	182,105.08	107	408,000	225,894.92
41 30	GREEN WASTE	38,750	60,382.21	156	193,750	305,833.57	158	465,000	159,166.43
41 *	GARBAGE COLLECTION	316,541	371,122.29	117	1,582,705	1,819,626.31	115	3,798,500	1,978,873.69

FUND 001 GENERAL FUND

ACCOUNT		ACCOUNT DESCRIPTION	********** CURRENT ESTIMATED	ACTUAL	%REV	******** YEAR-TO-DATE ESTIMATED	ACTUAL	%REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
45	10	BILLING FEE - WASTE MGMT	0	.00		0	.00		0	.00
46	10	EARNED NOT BILLED	0	.00		0	.00		0	.00
90	01	FDOT MEDIAN MAINT	5,210	.00		26,050	31,265.00	120	62,530	31,265.00
90	03	FDOT MNT SIGNAL/HWY LIGHT	10,867	.00		54,335	.00		130,409	130,409.00
90	*	OTHER PHYSICAL ENVIRON	16,077	.00		80,385	31,265.00	39	192,939	161,674.00
343	**	PHYSICAL ENVIRONMENT	624,062	565,050.03	91	3,120,310	3,260,292.26	105	7,488,828	4,228,535.74
347		CULTURE/RECREATION								
20	10	GAZEBO-PAVILLION RENTAL	25	90.00	360	125	90.00	72	300	210.00
20	11	SERVICE FEES	650	736.00	113	3,250	4,356.75	134	7,800	3,443.25
20	*	PARKS & RECREATION	675	826.00	122	3,375	4,446.75	132	8,100	3,653.25
39	10	PORCHER HOUSE - REVENUES	833	715.00	86	4,165	4,077.50	98	10,000	5,922.50
39	11	TENANT MAINTENANCE FEES	100	.00		500	421.92	84	1,200	778.08
39	20	COCOA CIVIC CENTER	1,083	712.50	66	5,415	5,940.00	110	13,000	7,060.00
39	30	RIVERFRONT PARK	291	.00		1,455	1,276.00	88	3,500	2,224.00
39	*	OTHER CULTURAL SERVICES	2,307	1,427.50	62	11,535	11,715.42	102	27,700	15,984.58
40	05	SPECIAL EVENT PERMITS	2,083	500.00	24	10,415	11,350.00	109	25,000	13,650.00
50	10	EVENT FEES	391	.00		1,955	1,800.00	92	4,700	2,900.00
50	30	ADVERTISING/SPONSORSHIPS	83	.00		415	250.00	60	1,000	750.00
50	50	MISC FURNISHINGS	125	.00		625	747.00	120	1,500	753.00
50	*	SPECIAL REC FACILITIES	599	.00		2,995	2,797.00	93	7,200	4,403.00
347	**	CULTURE/RECREATION	5,664	2,753.50	49	28,320	30,309.17	107	68,000	37,690.83
340	***	CHARGES FOR SERVICES	679,857	585,550.01		3,399,285	3,382,027.64		8,158,428	4,776,400.36
350		FINES AND FORFEITURES								
351		JUDGMENTS AND FINES								
90	00	OTHER	2,500	3,542.75	142	12,500	11,049.58	88	30,000	18,950.42
351	**	JUDGMENTS AND FINES	2,500	3,542.75	142	12,500	11,049.58	88	30,000	18,950.42
350	***	FINES AND FORFEITURES	2,500	3,542.75		12,500	11,049.58		30,000	18,950.42
360		MISCELLANEOUS REVENUES								
361		INTEREST & OTHER EARNINGS								
10	00	INTEREST	8,333	3,428.45	41	41,665	16,598.76	40	100,000	83,401.24
10	02	INVESTMENT INTEREST	16,666	65,575.73	394	83,330	425,350.19	510	200,000	225,350.19-
10	10	FLORIDA PRIME INTEREST	0	114,658.89		0	531,376.42		0	531,376.42-
10	11	INTEREST/CBOS	0	.00		0	.00		0	.00
10	*	INTEREST	24,999	183,663.07	735	124,995	973,325.37	779	300,000	673,325.37-

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
30 00	NET INC/DEC FMV INVESTMNT	0	7,357.99		0	36,244.69		0	36,244.69-
35 01	AMERICAN TOWER	46	.00		230	555.59	242	556	.41
35 02	ATT CELL TWR 14386094	1,281	.00		6,405	15,373.12	240	15,374	.88
35 03	ATT CELL TOWER 382218	30	31.46	105	150	164.10	109	366	201.90
35 04	LAMAR BILLBOARD	27	27.27	101	135	138.63	103	324	185.37
35 05	SPRINT CELL TOWER	480	.00		2,400	.00		5,766	5,766.00
35 06	LEASE - TMOBILE A2C0020A	8	.00		40	60.57	151	103	42.43
35 07	LEASE - TMOBILE A2C0555A	156	156.75	101	780	788.68	101	1,873	1,084.32
35 *	MISCELLANEOUS INTEREST	2,028	215.48	11	10,140	17,080.69	168	24,362	7,281.31
40 00	GAIN/(LOSS) SALE INVEST	0	259.21		0	3,437.58-		0	3,437.58
40 02	UNREALIZED GAIN/(LOSS)	0	.00		0	.00		0	.00
40 *	GAIN/(LOSS) SALE INVEST	0	259.21		0	3,437.58-		0	3,437.58
361 **	INTEREST & OTHER EARNINGS	27,027	191,495.75	709	135,135	1,023,213.17	757	324,362	698,851.17-
362	RENT AND ROYALTIES								
00 00	RENT AND ROYALTIES	0	.00		0	35,330.43		0	35,330.43-
39 01	AMERICAN TOWER	0	.00		0	.00		0	.00
39 02	ATT CELL TWR 14386094	0	.00		0	.00		0	.00
39 03	ATT CELL TOWER 382218	0	.00		0	.00		0	.00
39 04	LAMAR BILLBOARD	0	.00		0	.00		0	.00
39 05	SPRINT CELL TOWER	0	.00		0	.00		0	.00
39 06	TMOBILE CELL TWR A2C0020A	0	.00		0	.00		0	.00
39 07	TMOBILE CELL TWR A2C0555A	0	.00		0	.00		0	.00
39 10	PORCHER HOUSE-TENANTS	583	.00		2,915	5,797.44	199	7,000	1,202.56
39 20	CIVIC CENTER-TENANTS	658	.00		3,290	2,640.00	80	7,900	5,260.00
39 *	RENTALS AND LEASES	1,241	.00		6,205	8,437.44	136	14,900	6,462.56
362 **	RENT AND ROYALTIES	1,241	.00		6,205	43,767.87	705	14,900	28,867.87-
364	DISPOSITION FIXED ASSETS								
00 00	DISPOSITION FIXED ASSETS	0	.00		0	400.00		0	400.00-
10 00	GAIN/(LOSS)SALE OF F/A	0	.00		0	.00		0	.00
364 **	DISPOSITION FIXED ASSETS	0	.00		0	400.00		0	400.00-
365	SALE SURPLUS MTRLS &SCRAP								
00 00	SALE SURPLUS MTRLS &SCRAP	0	.00		0	985.14		0	985.14-
365 **	SALE SURPLUS MTRLS &SCRAP	0	.00		0	985.14		0	985.14-
366	CONTRIBUTIONS & DONATIONS								
00 00	CONTRIBUTIONS & DONATIONS	0	1,000.00		0	3,350.00		0	3,350.00-

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
10 10	CONTRIBS FOR K-9	0	.00		0	.00		0	.00
10 14	REPLACEMENT TREES	0	.00		0	.00		0	.00
10 *	DONATIONS-PRIVATE SOURCES	0	.00		0	.00		0	.00
366 **	CONTRIBUTIONS & DONATIONS	0	1,000.00		0	3,350.00		0	3,350.00-
368	PENSION CONTRIBUTIONS								
00 00	PENSION CONTRIBUTIONS	0	.00		0	.00		0	.00
368 **	PENSION CONTRIBUTIONS	0	.00		0	.00		0	.00
369	OTHER MISC REVENUES								
90 00	OTHER MISC REVENUES	5,000	23,820.43	476	25,000	524,486.32	2098	60,000	464,486.32-
90 02	POLICE SECURITY SERVICES	0	.00		0	.00		0	.00
90 03	CODE ENF ABATE/DEMO REV	12,594	.00		62,970	45,306.16	72	151,132	105,825.84
90 04	MISC. POLICE REVENUES	1,527	188.75	12	7,635	1,690.06	22	18,325	16,634.94
90 05	INVESTIGATIVE COSTS REIM	4,082	3,090.28	76	20,410	11,180.64	55	48,995	37,814.36
90 09	PROPERTY REGISTRATION	166	.00		830	2,600.00	313	2,000	600.00-
90 12	LEISURE SVCS -CANCEL FEES	41	.00		205	321.00	157	500	179.00
90 *	OTHER MISC REVENUES	23,410	27,099.46	116	117,050	585,584.18	500	280,952	304,632.18-
96 00	INSURANCE REFUND/PROCEEDS	0	.00		0	46,471.75		0	46,471.75-
369 **	OTHER MISC REVENUES	23,410	27,099.46	116	117,050	632,055.93	540	280,952	351,103.93-
360 ***	MISCELLANEOUS REVENUES	51,678	219,595.21		258,390	1,703,772.11		620,214	1,083,558.11-
380	OTHER SOURCES(NON-REV)								
381	INTERFUND TRANSFER								
91 03	TRF FROM CDBG (103)	0	.00		0	.00		0	.00
91 04	TFR FROM HOME (104)	140	.00		140	.00		1,116	1,116.00
91 07	TRF FROM BUILDING (107)	337	.00		1,011	3,366.00	333	3,366	.00
91 10	TRF FROM COCOA CRA (110)	21,300	12,500.00	59	88,900	150,500.00	169	238,000	87,500.00
91 11	TRF FROM DIAMOND SQ (111)	0	.00		0	.00		0	.00
91 14	TRF FROM ARPA (130)	0	.00		0	.00		0	.00
91 20	TRF FROM DBT SVC (201)	0	.00		0	.00		0	.00
91 21	TRF FROM W/S FUND (421)	7,742	.00		23,226	77,416.00	333	77,416	.00
91 23	TRF FROM STORMWATER (423)	729	.00		2,187	7,293.00	334	7,293	.00
91 25	TRF FROM W/S REST (425)	0	.00		0	.00		0	.00
91 26	TRF FROM W/S 2018B (426)	0	.00		0	.00		0	.00
91 30	TRF FROM CAP PROJ (301)	0	.00		0	.00		0	.00
91 31	TRF FROM FISKE BV (303)	0	.00		0	.00		0	.00
91 34	TRF DAY SLIPS/REVET (304)	0	.00		0	.00		0	.00
91 41	TRF FROM CONFISC (141)	0	.00		0	.00		0	.00
91 *	TRANSFER FROM	30,248	12,500.00	41	115,464	238,575.00	207	327,191	88,616.00

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
94 21	TRANS FR 421 OH ALLOC	709,883	709,883.08	100	3,549,416	3,549,415.40	100	8,518,597	4,969,181.60
94 23	TRANS FR 423 OH ALLOC	24,451	24,451.17	100	122,257	122,255.85	100	293,414	171,158.15
94 *	INTERFUND TRANSFER	734,334	734,334.25	100	3,671,673	3,671,671.25	100	8,812,011	5,140,339.75
381 **	INTERFUND TRANSFER	764,582	746,834.25	98	3,787,137	3,910,246.25	103	9,139,202	5,228,955.75
382	CONTRIBUTIONS ENTERPRISE								
40 00	CONTRIBUTIONS (ROI)	721,497	721,496.50	100	3,607,483	3,607,482.50	100	8,657,958	5,050,475.50
40 01	6% PILOFF	148,236	148,236.08	100	741,181	741,180.40	100	1,778,833	1,037,652.60
40 *	CONTRIBUTIONS (ROI)	869,733	869,732.58	100	4,348,664	4,348,662.90	100	10,436,791	6,088,128.10
382 **	CONTRIBUTIONS ENTERPRISE	869,733	869,732.58	100	4,348,664	4,348,662.90	100	10,436,791	6,088,128.10
383	INSTLMT PURCH/CAP LEASE								
10 33	POSTAGE MACHINE	0	.00		0	.00		0	.00
383 **	INSTLMT PURCH/CAP LEASE	0	.00		0	.00		0	.00
384	DEBT PROCEEDS								
00 00	DEBT PROCEEDS	0	.00		0	.00		0	.00
384 **	DEBT PROCEEDS	0	.00		0	.00		0	.00
389	NON OPERATING SOURCES								
90 00	NON OPERATING SOURCES	0	.00		0	.00		0	.00
99 10	CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 11	RESTR. CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 50	FUND BAL-APPROP. RESERVES	441,122	.00		1,530,051	.00		4,617,908	4,617,908.00
99 *	BALANCE FORWARD	441,122	.00		1,530,051	.00		4,617,908	4,617,908.00
389 **	NON OPERATING SOURCES	441,122	.00		1,530,051	.00		4,617,908	4,617,908.00
380 ***	OTHER SOURCES(NON-REV)	2,075,437	1,616,566.83		9,665,852	8,258,909.15		24,193,901	15,934,991.85
FUND TOTAL	GENERAL FUND	5,046,790	3,667,939.19		24,512,749	31,068,976.97		59,840,613	28,771,636.03
GRAND TOTAL		5,046,790	3,667,939.19		24,512,749	31,068,976.97		59,840,613	28,771,636.03

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
11-00	EXECUTIVE SALARIES	88641	70393.22	79	464816	342204.46	74	.00	1085364	743159.54	32
11 **	EXECUTIVE SALARIES	88641	70393.22	79	464816	342204.46	74	.00	1085364	743159.54	32
12-00	REGULAR SALARIES & WAGES	1293202	1116805.52	86	6470169	5292241.73	82	.00	15522697	10230455.27	34
12-06	SPECIAL DETAIL	16304	6248.50	38	81355	49793.50	61	.00	195494	145700.50	26
12-07	EMS 1ST RESPONDER	0	.00	0	0	.00	0	.00	0	.00	0
12-10	SALARY ADJUSTMENTS	0	.00	0	0	.00	0	.00	0	.00	0
12-11	LEAVE INCENTIVE SELL BACK	0	.00	0	0	.00	0	.00	0	.00	0
12-12	ACCRUAL PAYOUTS	15817	71381.45	451	44132	176238.57	399	.00	154859	21379.57-	114
12 **	REGULAR SALARIES & WAGES	1325323	1194435.47	90	6595656	5518273.80	84	.00	15873050	10354776.20	35
13-00	OTHER SALARIES & WAGES	103793	96730.11	93	528535	449639.98	85	.00	1255146	805506.02	36
13 **	OTHER SALARIES & WAGES	103793	96730.11	93	528535	449639.98	85	.00	1255146	805506.02	36
14-00	OVERTIME	65418	105163.16	161	301906	539585.89	179	.00	759906	220320.11	71
14-01	COMP TIME	0	.00	0	0	.00	0	.00	0	.00	0
14 **	OVERTIME	65418	105163.16	161	301906	539585.89	179	.00	759906	220320.11	71
15-00	SPECIAL PAY	32847	44239.69	135	164235	202402.51	123	.00	394193	191790.49	51
15 **	SPECIAL PAY	32847	44239.69	135	164235	202402.51	123	.00	394193	191790.49	51
20-00	CLOTHING/SHOE ALLOWANCE	2662	175.00-	7-	13310	8913.97	67	.00	31985	23071.03	28
20 **	CLOTHING/SHOE ALLOWANCE	2662	175.00-	7-	13310	8913.97	67	.00	31985	23071.03	28
21-00	FICA TAXES	115476	113880.96	99	577042	531806.14	92	.00	1385510	853703.86	38
21 **	FICA TAXES	115476	113880.96	99	577042	531806.14	92	.00	1385510	853703.86	38
22-00	RETIREMENT CONTRIBUTIONS	128141	109664.65	86	640705	571403.11	89	.00	1537822	966418.89	37
22-01	FIRE PENSION	262586	238096.16	91	1312930	1129427.39	86	.00	3151039	2021611.61	36
22-02	STATE CONTRIBUTIONS	42928	.00	0	214640	.00	0	.00	515149	515149.00	0
22-03	NON-FRS RETIREMENT PLAN	3263	3032.77	93	16315	13740.90	84	.00	39170	25429.10	35
22 **	RETIREMENT CONTRIBUTIONS	436918	350793.58	80	2184590	1714571.40	79	.00	5243180	3528608.60	33

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
23-00	INSURANCES	3130	3569.92	114	15650	15661.24	100	.00	37707	22045.76	42
23-02	MEDICARE PART B	46677	29304.40	63	233385	173359.60	74	2381.10	560133	384392.30	31
23-04	MEDICAL	318004	280380.29	88	1590563	1238664.38	78	.00	3816720	2578055.62	33
23-05	HEALTH GF RETIREES 50%	7289	5631.89	77	36445	28159.45	77	.00	87477	59317.55	32
23-06	HEALTH GF RETIREES 100%	21306	16383.68	77	106530	84114.08	79	.00	255683	171568.92	33
23-07	DENTAL INSURANCE	15555	12823.43	82	77775	58483.79	75	.00	186816	128332.21	31
23-08	VISION INSURANCE	2615	2232.48	85	13075	10137.87	78	.00	31510	21372.13	32
23-09	LONG TERM DISABILITY	3553	3775.61	106	17765	16525.56	93	.00	42771	26245.44	39
23-10	FSA HEALTH	0	.00	0	0	.00	0	.00	0	.00	0
23-11	FSA CHILDCARE	0	.00	0	0	.00	0	.00	0	.00	0
23 **	INSURANCES	418129	354101.70	85	2091188	1625105.97	78	2381.10	5018817	3391329.93	32
24-00	WORKER'S COMPENSATION	64409	32836.84	51	322194	153326.90	48	.00	773197	619870.10	20
24 **	WORKER'S COMPENSATION	64409	32836.84	51	322194	153326.90	48	.00	773197	619870.10	20
25-00	UNEMPLOYMENT COMPENSATION	833	.00	0	4165	.00	0	.00	10000	10000.00	0
25 **	UNEMPLOYMENT COMPENSATION	833	.00	0	4165	.00	0	.00	10000	10000.00	0
27-00	BENEFIT OFFSET	21689	18870.00	87	108445	80658.92	74	.00	260279	179620.08	31
27 **	BENEFIT OFFSET	21689	18870.00	87	108445	80658.92	74	.00	260279	179620.08	31
28-00	PER SVC OVERHEAD ALLOC	0	.00	0	0	.00	0	.00	0	.00	0
28 **	PER SVC OVERHEAD ALLOC	0	.00	0	0	.00	0	.00	0	.00	0
31-00	PROFESSIONAL SERVICES	86802	25264.00	29	348773	124608.30	36	663095.19	956439	168735.51	82
31-01	LEGAL FEES	43495	.00	0	217475	97615.35	45	417839.65	521955	6500.00	99
31-02	MEDICAL SERVICES	4976	598.80	12	24880	3314.00	13	51913.00	59720	4493.00	93
31-03	ENGINEERING SERVICES	0	.00	0	0	.00	0	.00	0	.00	0
31-05	EMS 1ST RESPONDER	2016	.00	0	10080	24163.56	240	.00	24200	36.44	100
31-11	USDA MANAGE FOREST GRANT	0	.00	0	0	.00	0	.00	0	.00	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
31-15	AFRICAN AM MUSE-GR2111	0	.00	0	0	.00	0	.00	0	.00	0
31-16	HTMOORE RESTOR-GR23HM	0	.00	0	0	.00	0	.00	0	.00	0
31-17	RESILIENT FL-FDEP 24PLN48	0	.00	0	0	.00	0	.00	0	.00	0
31-33	EMPLOYEE HEALTH CENTER	38750	12771.36	33	193750	131417.75	68	333582.25	465000	.00	100
31 **	PROFESSIONAL SERVICES	176039	38634.16	22	794958	381118.96	48	1466430.09	2027314	179764.95	91
32-00	ACCOUNTING & AUDITING	6500	.00	0	32500	5000.00	15	71000.00	78000	2000.00	97
32 **	ACCOUNTING & AUDITING	6500	.00	0	32500	5000.00	15	71000.00	78000	2000.00	97
34-00	CONTRACT SERVICES	164343	193731.77	118	797678	587930.49	74	777836.22	1948131	582364.29	70
34-03	SOLID WASTE CONTRACT	294137	316173.46	108	1470685	1223917.13	83	.00	3529649	2305731.87	35
34-07	JANITORIAL CONTRACT SVS	333	.00	0	1665	.00	0	.00	4000	4000.00	0
34-09	MOWING CONTRACTS	43833	15046.65	34	219165	142867.25	65	341051.95	526000	42080.80	92
34-23	JAG 2022-22-GG-02810	0	.00	0	0	.00	0	.00	0	.00	0
34 **	CONTRACT SERVICES	502646	524951.88	104	2489193	1954714.87	79	1118888.17	6007780	2934176.96	51
39-00	CONTINGENCY	14540	.00	0	82705	.00	0	.00	184500	184500.00	0
39-01	CONTINGENCY - FY21	0	.00	0	0	.00	0	.00	0	.00	0
39-02	CONTINGENCY - FY22	0	.00	0	0	.00	0	.00	0	.00	0
39-15	WAGE AND SALARY	0	.00	0	0	.00	0	.00	0	.00	0
39-20	FUEL, OIL & LUBRICANTS	0	.00	0	0	.00	0	.00	0	.00	0
39 **	CONTINGENCY	14540	.00	0	82705	.00	0	.00	184500	184500.00	0
40-00	TRAVEL & PER DIEM	7664	1924.60	25	39552	8493.02	22	1890.00	93279	82895.98	11
40-01	CAR ALLOWANCE	0	.00	0	0	.00	0	.00	0	.00	0
40-22	JAG-21-GG-01363	0	.00	0	0	.00	0	.00	0	.00	0
40-23	VOCA-2023-COCOA PD-00042	0	.00	0	0	.00	0	.00	0	.00	0
40 **	TRAVEL & PER DIEM	7664	1924.60	25	39552	8493.02	22	1890.00	93279	82895.98	11
41-00	COMMUNICATION	28444	3550.63	13	136051	79840.56	59	225547.21	335235	29847.23	91

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
41-35	VOCA-2022-COCOA PD-00181	0	.00	0	0	.00	0	.00	0	.00	0
41 **	COMMUNICATION	28444	3550.63	13	136051	79840.56	59	225547.21	335235	29847.23	91
42-00	POSTAGE & FREIGHT	49052	44196.75	90	245260	196908.77	80	350519.85	588732	41303.38	93
42 **	POSTAGE & FREIGHT	49052	44196.75	90	245260	196908.77	80	350519.85	588732	41303.38	93
43-00	ELECTRIC/WATER/SEWER	105145	8421.06	8	459059	226239.84	49	811423.83	1195104	157440.33	87
43 **	ELECTRIC/WATER/SEWER	105145	8421.06	8	459059	226239.84	49	811423.83	1195104	157440.33	87
44-00	RENTALS AND LEASES	3610	600.00	17	18050	11608.64	64	21572.36	43356	10175.00	77
44 **	RENTALS AND LEASES	3610	600.00	17	18050	11608.64	64	21572.36	43356	10175.00	77
45-00	INSURANCE	83194	.00	0	415970	414933.13	100	.00	998330	583396.87	42
45 **	INSURANCE	83194	.00	0	415970	414933.13	100	.00	998330	583396.87	42
46-00	REPAIRS & MAINTENANCE	87893	39515.83	45	501202	369594.59	74	175994.98	1116519	570929.43	49
46-01	SMALL TOOLS	0	.00	0	0	.00	0	.00	0	.00	0
46-02	REPAIR/MAINT BUILDING	34525	12228.73	35	200466	116211.14	58	56465.97	442140	269462.89	39
46-03	REPAIR/MAINT-VEHICLES	41305	5012.94	12	206900	72304.17	35	25000.00	496122	398817.83	20
46-04	HTMOORE RESTOR-GR23HM	0	.00	0	0	.00	0	.00	0	.00	0
46-05	HYDRANT FEES	23416	23205.90	99	117080	116029.50	99	.00	281000	164970.50	41
46-15	INSURED VEHICLE ACCIDENT	0	.00	0	0	.00	0	.00	0	.00	0
46 **	REPAIRS & MAINTENANCE	187139	79963.40	43	1025648	674139.40	66	257460.95	2335781	1404180.65	40
47-00	PRINTING & BINDING	14968	7458.50	50	74872	43817.06	59	102258.04	179718	33642.90	81
47 **	PRINTING & BINDING	14968	7458.50	50	74872	43817.06	59	102258.04	179718	33642.90	81
48-00	PROMOTIONAL ACTIVITIES	6659	3618.94	54	33295	18120.14	54	37.51	79975	61817.35	23
48-01	JAG 24-GG-04542	0	.00	0	0	.00	0	.00	0	.00	0
48-11	BUSINESS ASSIST. PROGRAM	41	.00	0	205	.00	0	.00	500	500.00	0
48 **	PROMOTIONAL ACTIVITIES	6700	3618.94	54	33500	18120.14	54	37.51	80475	62317.35	23
49-00	OTHER CHARGES & OBLIG.	23800	4081.83	17	117422	50191.50	43	184741.45	284132	49199.05	83

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
49-02	ADVERTISING	124	.00	0	620	.00	0	.00	1500	1500.00	0
49-06	BROWNFIELD PROG CITY COST	321	.00	0	1795	.00	0	.00	4050	4050.00	0
49-07	BAD DEBT EXPENSE	0	1029.14-	0	0	11605.62-	0	.00	0	11605.62	0
49-08	CASH OVER/SHORT	0	.00	0	0	6.00	0	.00	0	6.00-	0
49-21	PD INVESTIGATIVE FUNDS	2083	.00	0	10415	14860.00	143	.00	25000	10140.00	59
49-23	COM CRIME PREV (SPOT)	0	.00	0	0	.00	0	.00	0	.00	0
49-31	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
49 **	OTHER CHARGES & OBLIG.	26328	3052.69	12	130252	53451.88	41	184741.45	314682	76488.67	76
51-00	OFFICE SUPPLIES	4266	1716.46	40	21859	7274.45	33	784.10	51855	43796.45	16
51-39	VOCA-2023-COCOA PD-00042	0	.00	0	0	.00	0	.00	0	.00	0
51 **	OFFICE SUPPLIES	4266	1716.46	40	21859	7274.45	33	784.10	51855	43796.45	16
52-00	OPERATING SUPPLIES	133991	38254.14	29	648523	610433.29	94	364166.72	1586594	611993.99	61
52-02	UNIFORMS-PURCHASED	8751	584.91	7	43812	15840.41	36	16106.51	105079	73132.08	30
52-05	EMS 1st RESP-CONSUM SUPP	6500	317.01	5	32500	14463.02	45	44830.93	78009	18715.05	76
52-07	JANITORIAL SUPPLIES	4613	353.26	8	23065	11864.85	51	.00	55388	43523.15	21
52-10	HEATING FUEL	524	279.17	53	2520	1438.18	57	4518.82	6188	231.00	96
52-22	BULLET PROOF V 2020	0	.00	0	0	.00	0	.00	0	.00	0
52-23	BULLET PROOF VEST 2021	0	.00	0	0	.00	0	.00	0	.00	0
52-26	BULLET PROOF VEST 2022	0	.00	0	0	.00	0	.00	0	.00	0
52-30	FUEL, OIL, & LUBRICANTS	26789	18908.99	71	134501	74754.02	56	.00	322111	247356.98	23
52-33	EMPLOYEE HEALTH CENTER	17083	481.52	3	85415	43215.40	51	161784.60	205000	.00	100
52-35	VOCA-2022-COCOA PD-00181	0	.00	0	0	.00	0	.00	0	.00	0
52-36	FIREHOUSE SUBS - E-BIKES	0	.00	0	0	.00	0	.00	0	.00	0
52-37	JAG 23-GG-03233	0	.00	0	0	.00	0	.00	0	.00	0
52-38	BULLET PROOF VEST 2023	0	.00	0	0	.00	0	.00	0	.00	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
52-39	VOCA-2023-COCOA PD-00042	0	.00	0	0	.00	0	.00	0	.00	0
52-40	BULLET PROOF VEST 2024	1521	.00	0	1521	3579.00	235	7853.92	12168	735.08	94
52 **	OPERATING SUPPLIES	199772	59179.00	30	971857	775588.17	80	599261.50	2370537	995687.33	58
53-00	ROAD MATERIALS/SUPPLIES	5722	2257.50	40	28610	20661.89	72	15865.00	68675	32148.11	53
53 **	ROAD MATERIALS/SUPPLIES	5722	2257.50	40	28610	20661.89	72	15865.00	68675	32148.11	53
54-00	MEMBERSHIP/PUBLICATIONS	8399	3014.80	36	37361	46400.08	124	3965.00	96285	45919.92	52
54 **	MEMBERSHIP/PUBLICATIONS	8399	3014.80	36	37361	46400.08	124	3965.00	96285	45919.92	52
55-00	TRAINING	18587	3518.48	19	93206	45212.29	49	21083.35	223439	157143.36	30
55-01	EDA PROGRAM	833	.00	0	4165	2179.54	52	.00	10000	7820.46	22
55-02	P/F HS RECRUITMENT	0	.00	0	0	.00	0	.00	0	.00	0
55-22	JAG 21-GG-01363	0	.00	0	0	.00	0	.00	0	.00	0
55-35	VOCA-2022-COCOA PD-00181	0	.00	0	0	.00	0	.00	0	.00	0
55-36	VOCA-2023-COCOA PD-00042	0	.00	0	0	.00	0	.00	0	.00	0
55 **	TRAINING	19420	3518.48	18	97371	47391.83	49	21083.35	233439	164963.82	29
56-15	IT-RELATED OPERATING EXP	98371	93602.22	95	471311	684179.80	145	151678.68	1160019	324160.52	72
56-16	FL CYBERSECURITY	0	.00	0	0	.00	0	.00	0	.00	0
56 **	TECHNOLOGY SYSTEMS	98371	93602.22	95	471311	684179.80	145	151678.68	1160019	324160.52	72
57-99	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
57 **	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
58-97	LABOR	0	.00	0	0	.00	0	.00	0	.00	0
58 **	WORK ORDER CHARGES	0	.00	0	0	.00	0	.00	0	.00	0
59-00	DEPRECIATION EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
59 **	DEPRECIATION EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
61-00	LAND	26820	.00	0	53640	.00	0	.00	241379	241379.00	0
61 **	LAND	26820	.00	0	53640	.00	0	.00	241379	241379.00	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
62-00	BUILDINGS	37299	.00	0	145202	44549.27	31	283685.23	406300	78065.50	81
62-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
62 **	BUILDINGS	37299	.00	0	145202	44549.27	31	283685.23	406300	78065.50	81
63-00	INFRASTRUCTURE	59659	.00	0	296968	11765.45	4	452196.95	714595	250632.60	65
63-07	IMPROVE OTHER THAN BLDG	38984	.00	0	126900	19408.08	15	211931.58	399787	168447.34	58
63-13	FIND BV-CO-20-146 BT RAMP	0	.00	0	0	.00	0	.00	0	.00	0
63-14	FIND BV-CO-20-147 DREDGIN	0	.00	0	0	.00	0	.00	0	.00	0
63-15	FIND BV-CO-21-152 DRGPII	0	.00	0	0	.00	0	.00	0	.00	0
63-16	FIND BV-CO-21-151 BT PII	0	.00	0	0	.00	0	.00	0	.00	0
63-17	FIND BV-CO-23-159 WTRF P1	0	.00	0	0	.00	0	.00	0	.00	0
63 **	INFRASTRUCTURE	98643	.00	0	423868	31173.53	7	664128.53	1114382	419079.94	62
64-00	MACHINERY AND EQUIPMENT	312485	52539.00	17	1224875	1963944.19	160	342472.87	3412313	1105895.94	68
64-07	NFC GRANT PROVOST PK	26025	.00	0	132832	.00	0	285000.00	315000	30000.00	91
64-15	IT HARDWARE	33121	.00	0	133426	6579.76	5	328263.00	365272	30429.24	92
64-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
64-34	LEASED POSTAGE METER	0	.00	0	0	.00	0	.00	0	.00	0
64-60	SBITA INTANG ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
64 **	MACHINERY AND EQUIPMENT	371631	52539.00	14	1491133	1970523.95	132	955735.87	4092585	1166325.18	72
68-10	SFTWR & OTHER INTANGIBLES	0	.00	0	0	.00	0	.00	0	.00	0
68 **	INTANGIBLE ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
71-00	DEBT SERVICE - PRINCIPAL	0	.00	0	0	.00	0	.00	0	.00	0
71-30	LEASE - COPIERS	3940	.00	0	25685	8610.88	34	.00	53265	44654.12	16
71-33	LEASED POSTAGE METER	382	.00	0	1910	1137.21	60	3456.80	4595	.99	100
71-60	SBITA - ESRI SGEA	2284	.00	0	11420	.00	0	.00	27416	27416.00	0
71-61	SBITA - VERTEKS	2202	.00	0	11010	.00	0	.00	26430	26430.00	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
71-62	SBITA - VERTEKS 5-9	0	.00	0	0	.00	0	.00	0	.00	0
71-63	SBITA - CLEARGOV	88-	.00	0	617	.00	0	.00	0	.00	0
71-64	SBITA - VECTOR TGT SOL	0	.00	0	0	.00	0	.00	0	.00	0
71-65	SBITA - NEOGOV	0	.00	0	0	.00	0	.00	0	.00	0
71-66	SBITA - BRAZOS (TYLR)	0	.00	0	0	.00	0	.00	0	.00	0
71-67	SBITA - SOCRATA (TYLR)	0	.00	0	0	.00	0	.00	0	.00	0
71-68	SBITA - KRONOS TELSTFF	314	.00	0	1570	.00	0	.00	3771	3771.00	0
71-69	SBITA - SAMSARA	0	.00	0	0	.00	0	.00	0	.00	0
71-70	SBITA - DEBTBOOK	215	.00	0	1075	.00	0	.00	2590	2590.00	0
71-72	SBITA - BRIGHTLY ASSET	2068	.00	0	10340	24820.21	240	.00	24821	.79	100
71 **	DEBT SERVICE - PRINCIPAL	11317	.00	0	63627	34568.30	54	3456.80	142888	104862.90	27
72-30	LEASE - COPIERS	526	.00	0	1052	5.12	1	.00	4737	4731.88	0
72-33	LEASED POSTAGE METER	35	.00	0	175	117.75	67	308.08	426	.17	100
72-60	SBITA - ESRI SGEA	82	.00	0	410	.00	0	.00	985	985.00	0
72-61	SBITA - VERTEKS	37	.00	0	185	.00	0	.00	451	451.00	0
72-62	SBITA - VERTEKS 5-9	0	.00	0	0	.00	0	.00	0	.00	0
72-63	SBITA - CLEARGOV	13-	.00	0	83	.00	0	.00	0	.00	0
72-64	SBITA - VECTOR TRGT SOL	0	.00	0	0	.00	0	.00	0	.00	0
72-65	SBITA - NEOGOV	0	.00	0	0	.00	0	.00	0	.00	0
72-66	SBITA - BRAZOS (TYLR)	0	.00	0	0	.00	0	.00	0	.00	0
72-67	SBITA - SCORATA (TYLR)	0	.00	0	0	.00	0	.00	0	.00	0
72-68	SBITA - KRONOS TELSTFF	2	.00	0	10	.00	0	.00	30	30.00	0
72-69	SBITA - SAMSARA	0	.00	0	0	.00	0	.00	0	.00	0
72-70	SBITA - DEBTBOOK	0	.00	0	0	.00	0	.00	0	.00	0
72-72	SBITA - BRIGHTLY ASSET	74	.00	0	370	891.29	241	.00	892	.71	100

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
72 **	DEBT SERVICE - INTEREST	743	.00	0	2285	1014.16	44	308.08	7521	6198.76	18
73-00	OTHER DEBT SVC COSTS	0	.00	0	0	.00	0	.00	0	.00	0
73 **	OTHER DEBT SVC COSTS	0	.00	0	0	.00	0	.00	0	.00	0
81-00	AIDS TO GOVT AGENCY	226326-	.00	0	1584281	.00	0	.00	0	.00	0
81 **	AIDS TO GOVT AGENCY	226326-	.00	0	1584281	.00	0	.00	0	.00	0
82-01	ECON DEV INCENTIVE CONTR	0	.00	0	0	.00	0	.00	0	.00	0
82 **	AID TO PRIVATE ORGANIZAT	0	.00	0	0	.00	0	.00	0	.00	0
83-00	OTHER GRANTS & AIDS	0	.00	0	0	.00	0	.00	0	.00	0
83-01	MISC GRANTS/DONATIONS	0	.00	0	0	.00	0	.00	0	.00	0
83-11	UPSTART COCOA PROGRAM	2706	.00	0	10410	14358.02	138	.00	29359	15000.98	49
83 **	OTHER GRANTS & AIDS	2706	.00	0	10410	14358.02	138	.00	29359	15000.98	49
91-03	TO CDBG (103)	0	.00	0	0	.00	0	.00	0	.00	0
91-04	TO HOME (104)	0	.00	0	0	.00	0	.00	0	.00	0
91-07	TO BLDG PERM(107)	0	.00	0	0	.00	0	.00	0	.00	0
91-08	TO SEC 108 LOAN (108)	0	.00	0	0	.00	0	.00	0	.00	0
91-10	TO COCOA CRA (110)	173412	.00	0	173412	1387299.00	800	.00	1387299	.00	100
91-11	TO DIAMOND SQ (111)	52914	.00	0	52914	423308.00	800	.00	423308	.00	100
91-12	TO US 1 CRA (112)	0	.00	0	0	.00	0	.00	0	.00	0
91-20	TO GF DEBT SVC (201)	121289	121288.90	100	606445	606444.50	100	.00	1461869	855424.50	42
91-21	TO WATER SEWER (421)	0	.00	0	0	.00	0	.00	0	.00	0
91-23	TO STORMWATER (423)	0	.00	0	0	.00	0	.00	0	.00	0
91-25	TO RESTRCTD ASSET (425)	0	.00	0	0	.00	0	.00	0	.00	0
91-26	TO W/S 2018B (426)	0	.00	0	0	.00	0	.00	0	.00	0
91-30	TO GF CAP PROJ (301)	0	.00	0	0	.00	0	.00	0	.00	0
91-32	TO RVRFRNT/LWP (302)	0	.00	0	0	.00	0	.00	0	.00	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
91-33	TO FISKE CAP PROJ (303)	0	.00	0	0	.00	0	.00	0	.00	0
91-52	TO W/C INS FUND (520)	0	.00	0	0	.00	0	.00	0	.00	0
91-53	TO HEALTH INS FUND (530)	0	.00	0	0	.00	0	.00	0	.00	0
91 **	INTERFUND TRANSFER	347615	121288.90	35	832771	2417051.50	290	.00	3272476	855424.50	74
FUND 001	TOTAL *********										
	GENERAL FUND	4894505	3434758.70	70	25569238	21329611.16	83	7314102.70	59840613	31196899.14	48
GRAND	TOTAL *********										
		4894505	3434758.70	70	25569238	21329611.16	83	7314102.70	59840613	31196899.14	48



FY 2026 Budget by Classification Report - Summary Listing

2/28/2026

Target for February 2026 is 42%

FUND 421 - WATER/SEWER FUND

	Amended Budget	YTD Encumbrances	YTD Actual Transactions	Budget - YTD Transactions	% Used/Rec'd
REVENUE					
CHARGES FOR SERVICES	$ 83,328,643	$ -	$ 34,571,772	$ 48,756,871	41%
INTERGOVERNMENTAL/GRANTS	$ -	$ -	$ -	$ -	0%
MISCELLANEOUS	$ 356,185	$ -	$ 740,951	$ (384,766)	208%
*OTHER SOURCES (NON-REVENUE)	$ 16,551,087	$ -	$ -	$ 16,551,087	0%
REVENUE TOTALS	**$ 100,235,915**	**$ -**	**$ 35,312,724**	**$ 64,923,191**	**35%**
EXPENSE					
SALARIES AND BENEFITS	$ 22,206,001	$ -	$ 7,258,286	$ 14,947,715	33%
OPERATING EXPENDITURES	$ 28,409,320	$ 11,187,427	$ 7,119,532	$ 10,102,360	25%
CAPITAL OUTLAY	$ 2,339,558	$ 1,045,515	$ 575,154	$ 718,889	25%
GRANTS, AIDS AND OTHER	$ 492,870	$ 289,120	$ 201,260	$ 2,490	41%
NON-OPERATING USES	$ 46,788,166	$ -	$ 32,140,087	$ 14,648,079	69%
EXPENSE TOTALS	**$ 100,235,915**	**$ 12,522,062**	**$ 47,294,318**	**$ 40,419,535**	60%
REVENUE TOTALS	**$ 100,235,915**	**$ -**	**$ 35,312,724**	**$ 64,923,191**	**35%**
EXPENSE TOTALS	**$ 100,235,915**	**$ 12,522,062**	**$ 47,294,318**	**$ 40,419,535**	**60%**
**	**$ -**	**$ (12,522,062)**	**$ (11,981,595)**	**$ 24,503,657**	

*Fund Balance is a budgeted revenue, not actual revenue.

**Unaudited

CITY OF COCOA, FLORIDA

FUND 421 WATER/SEWER FUND

ACCOUNT		ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
330		INTERGOVERNMENTAL REVENUE								
331		FEDERAL GRANTS								
	30 02	FDEM H0477 LS#1	0	.00		0	.00		0	.00
	50 01	FEDERAL DISASTER REIMB	0	.00		0	.00		0	.00
331	**	FEDERAL GRANTS	0	.00		0	.00		0	.00
334		STATE GRANT								
	50 01	STATE DISASTER REIMB	0	.00		0	25,326.47		0	25,326.47-
334	**	STATE GRANT	0	.00		0	25,326.47		0	25,326.47-
337		GRANTS FROM LOCAL UNITS								
	30 00	PHYSICAL ENVIRONMENT	0	.00		0	.00		0	.00
337	**	GRANTS FROM LOCAL UNITS	0	.00		0	.00		0	.00
330	***	INTERGOVERNMENTAL REVENUE	0	.00		0	25,326.47		0	25,326.47-
340		CHARGES FOR SERVICES								
343		PHYSICAL ENVIRONMENT								
	30 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
	31 00	WATER SALES	5,817,256	5,620,135.60	97	29,086,280	28,556,471.28	98	69,807,082	41,250,610.72
	33 00	WATER CONNECTION FEE	47,267	60,084.24	127	236,335	301,155.93	127	567,211	266,055.07
	36 00	WATER HYDRANT FEES	354,133	386,169.04	109	1,770,665	1,929,712.13	109	4,249,602	2,319,889.87
	39 06	HYDRANT RESID FLOW TEST	141	1,200.00	851	705	4,500.00	638	1,696	2,804.00-
	39 07	BACKFLOW DEVICE TEST	12,808	20,687.15	162	64,040	103,870.57	162	153,700	49,829.43
	39 08	JUMPER METERS	61	400.00	656	305	800.00	262	742	58.00-
	39 09	PLAN REVIEW/CONST INSPECT	1,060	.00		5,300	16,500.00	311	12,720	3,780.00-
	39 10	BACKFLOW PRV/RLCT TEMP	44	105.42	240	220	1,027.10	467	530	497.10-
	39 *	WATER OTHER INCOME	14,114	22,392.57	159	70,570	126,697.67	180	169,388	42,690.33
	51 00	SEWER SALES	671,643	661,460.49	99	3,358,215	3,468,687.35	103	8,059,722	4,591,034.65
	51 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
	51 *	SEWER SALES	671,643	661,460.49	99	3,358,215	3,468,687.35	103	8,059,722	4,591,034.65
	53 02	SEWER CONN INDIAN HILLS	0	.00		0	.00		0	.00
	59 01	GREASE TRAP PERMITS	547	850.12	155	2,735	4,284.80	157	6,572	2,287.20
	60 00	REUSE WATER SALES	38,470	31,649.21	82	192,350	182,558.18	95	461,646	279,087.82
	60 01	REUSE WATER INSTALLATION	618	1,001.00	162	3,090	2,205.00	71	7,420	5,215.00
	60 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
	60 *	REUSE WATER SALES	39,088	32,650.21	84	195,440	184,763.18	95	469,066	284,302.82
	90 10	OTHER EARNED NOT BILLED	0	.00		0	.00		0	.00
343	**	PHYSICAL ENVIRONMENT	6,944,048	6,783,742.27	98	34,720,240	34,571,772.34	100	83,328,643	48,756,870.66
340	***	CHARGES FOR SERVICES	6,944,048	6,783,742.27		34,720,240	34,571,772.34		83,328,643	48,756,870.66

CITY OF COCOA, FLORIDA

FUND 421 WATER/SEWER FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
360	MISCELLANEOUS REVENUES								
361	INTEREST & OTHER EARNINGS								
10 00	INTEREST	0	1,739.81		0	8,546.23		0	8,546.23-
10 02	INVESTMENT INTEREST	25,000	22,964.89	92	125,000	311,219.53	249	300,000	11,219.53-
10 10	FLORIDA PRIME INTEREST	0	22,920.84		0	149,052.38		0	149,052.38-
10 11	INTEREST/CBOS	0	.00		0	.00		0	.00
10 *	INTEREST	25,000	47,625.54	191	125,000	468,818.14	375	300,000	168,818.14-
30 00	NET INC/DEC FMV INVESTMNT	0	42,832.07		0	200,445.02		0	200,445.02-
40 00	GAIN/(LOSS) SALE INVEST	0	595.09		0	23,773.52-		0	23,773.52
40 02	UNREALIZED GAIN/(LOSS)	0	.00		0	.00		0	.00
40 *	GAIN/(LOSS) SALE INVEST	0	595.09		0	23,773.52-		0	23,773.52
361 **	INTEREST & OTHER EARNINGS	25,000	91,052.70	364	125,000	645,489.64	516	300,000	345,489.64-
362	RENT AND ROYALTIES								
00 00	RENT AND ROYALTIES	108	.00		540	1,300.00	241	1,300	.00
362 **	RENT AND ROYALTIES	108	.00		540	1,300.00	241	1,300	.00
364	DISPOSITION FIXED ASSETS								
00 00	DISPOSITION FIXED ASSETS	0	.00		0	.00		0	.00
10 00	GAIN/(LOSS)SALE OF F/A	0	.00		0	.00		0	.00
364 **	DISPOSITION FIXED ASSETS	0	.00		0	.00		0	.00
365	SALE SURPLUS MTRLS &SCRAP								
00 00	SALE SURPLUS MTRLS &SCRAP	265	.00		1,325	10,253.57	774	3,180	7,073.57-
365 **	SALE SURPLUS MTRLS &SCRAP	265	.00		1,325	10,253.57	774	3,180	7,073.57-
369	OTHER MISC REVENUES								
90 00	OTHER MISC REVENUES	4,308	1,400.48	33	21,540	11,896.65	55	51,705	39,808.35
90 06	SETTLEMENTS	0	.00		0	.00		0	.00
90 *	OTHER MISC REVENUES	4,308	1,400.48	33	21,540	11,896.65	55	51,705	39,808.35
96 00	INSURANCE REFUND/PROCEEDS	0	16,729.58		0	72,011.58		0	72,011.58-
369 **	OTHER MISC REVENUES	4,308	18,130.06	421	21,540	83,908.23	390	51,705	32,203.23-
360 ***	MISCELLANEOUS REVENUES	29,681	109,182.76		148,405	740,951.44		356,185	384,766.44-
380	OTHER SOURCES(NON-REV)								
381	INTERFUND TRANSFER								
91 01	GENERAL FUND (001)	0	.00		0	.00		0	.00

CITY OF COCOA, FLORIDA

FUND 421 WATER/SEWER FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
91 24	RENEW & REPLACE (424)	0	.00		0	.00		0	.00
91 25	TRF FROM W/S REST (425)	0	.00		0	.00		0	.00
91 26	TRF FROM W/S 2018B (426)	0	.00		0	.00		0	.00
91 27	TRF FROM W/S RESRVS (425)	0	.00		0	.00		0	.00
91 42	W/S IMPACT FEE (422)	0	.00		0	.00		0	.00
91 52	TRF FROM WORK COMP (520)	0	.00		0	.00		0	.00
91 *	TRANSFER FROM	0	.00		0	.00		0	.00
381 **	INTERFUND TRANSFER	0	.00		0	.00		0	.00
383	INSTLMT PURCH/CAP LEASE								
10 00	LEASE PROCEEDS	0	.00		0	.00		0	.00
383 **	INSTLMT PURCH/CAP LEASE	0	.00		0	.00		0	.00
389	NON OPERATING SOURCES								
30 01	SRF LOAN PROCEEDS	0	.00		0	.00		0	.00
85 00	CAP CONTRIB PRIVATE SRCS	0	.00		0	.00		0	.00
99 10	CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 11	RESTR. CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 50	FUND BAL-APPROP. RESERVES	1,399,379	.00		6,755,419	.00		16,551,087	16,551,087.00
99 *	BALANCE FORWARD	1,399,379	.00		6,755,419	.00		16,551,087	16,551,087.00
389 **	NON OPERATING SOURCES	1,399,379	.00		6,755,419	.00		16,551,087	16,551,087.00
380 ***	OTHER SOURCES(NON-REV)	1,399,379	.00		6,755,419	.00		16,551,087	16,551,087.00
FUND TOTAL	WATER/SEWER FUND	8,373,108	6,892,925.03		41,624,064	35,338,050.25		100,235,915	64,897,864.75
GRAND TOTAL		8,373,108	6,892,925.03		41,624,064	35,338,050.25		100,235,915	64,897,864.75

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
11-00	EXECUTIVE SALARIES	15912	10986.00	69	79560	67781.68	85	.00	190947	123165.32	36
11 **	EXECUTIVE SALARIES	15912	10986.00	69	79560	67781.68	85	.00	190947	123165.32	36
12-00	REGULAR SALARIES & WAGES	1072385	846709.79	79	5378794	4065713.35	76	.00	12885536	8819822.65	32
12-10	SALARY ADJUSTMENTS	0	.00	0	0	.00	0	.00	0	.00	0
12-12	ACCRUAL PAYOUTS	689	15185.88	2204	1378	21918.78	1591	.00	6196	15722.78-	354
12-15	SETTLEMENT WAGES	0	.00	0	0	.00	0	.00	0	.00	0
12 **	REGULAR SALARIES & WAGES	1073074	861895.67	80	5380172	4087632.13	76	.00	12891732	8804099.87	32
13-00	OTHER SALARIES & WAGES	59219	48379.18	82	281452	249142.23	89	.00	696010	446867.77	36
13 **	OTHER SALARIES & WAGES	59219	48379.18	82	281452	249142.23	89	.00	696010	446867.77	36
14-00	OVERTIME	80279	72214.86	90	401395	440192.30	110	.00	963401	523208.70	46
14-01	COMP TIME	0	.00	0	0	.00	0	.00	0	.00	0
14 **	OVERTIME	80279	72214.86	90	401395	440192.30	110	.00	963401	523208.70	46
15-00	SPECIAL PAY	53	37.87	72	106	178.70	169	.00	484	305.30	37
15 **	SPECIAL PAY	53	37.87	72	106	178.70	169	.00	484	305.30	37
20-00	CLOTHING/SHOE ALLOWANCE	3224	620.00	19	16120	27040.00	168	.00	38725	11685.00	70
20 **	CLOTHING/SHOE ALLOWANCE	3224	620.00	19	16120	27040.00	168	.00	38725	11685.00	70
21-00	FICA TAXES	92170	74394.98	81	460850	364793.38	79	.00	1106070	741276.62	33
21 **	FICA TAXES	92170	74394.98	81	460850	364793.38	79	.00	1106070	741276.62	33
22-00	RETIREMENT CONTRIBUTIONS	168536	147844.51	88	842680	768916.22	91	.00	2022483	1253566.78	38
22-01	POLICE/FIRE	0	.00	0	0	.00	0	.00	0	.00	0
22-03	NON FRS RETIREMENT CONT	565	519.16	92	2825	2531.84	90	.00	6787	4255.16	37
22 **	RETIREMENT CONTRIBUTIONS	169101	148363.67	88	845505	771448.06	91	.00	2029270	1257821.94	38
23-00	INSURANCES	2190	2385.18	109	10950	10533.83	96	.00	26314	15780.17	40
23-02	RETIREES OTHER INSURANCES	14288	8166.80	57	71440	48694.00	68	.00	171466	122772.00	28
23-03	CONTRA CIGNA SAVINGS	0	.00	0	0	.00	0	.00	0	.00	0

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
23-04	MEDICAL	265750	222208.00	84	1328750	974701.77	73	.00	3189036	2214334.23	31
23-05	HEALTH RETIREES 50%	1682	1023.98	61	8410	5119.90	61	.00	20187	15067.10	25
23-06	HEALTH RETIREES 100%	5607	4089.82	73	28035	20449.10	73	.00	67285	46835.90	30
23-07	DENTAL INSURANCE	11848	9167.30	77	59240	40906.55	69	.00	142220	101313.45	29
23-08	VISION INSURANCE	2001	1580.48	79	10005	7063.56	71	.00	24060	16996.44	29
23-09	LONG TERM DISABILITY	2602	2727.12	105	13010	12076.06	93	.00	31283	19206.94	39
23-10	FSA HEALTH	0	.00	0	0	.00	0	.00	0	.00	0
23-11	FSA CHILDCARE	0	.00	0	0	.00	0	.00	0	.00	0
23-99	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
23 **	INSURANCES	305968	251348.68	82	1529840	1119544.77	73	.00	3671851	2552306.23	31
24-00	WORKER'S COMPENSATION	36073	15952.65	44	180365	78796.39	44	.00	432911	354114.61	18
24 **	WORKER'S COMPENSATION	36073	15952.65	44	180365	78796.39	44	.00	432911	354114.61	18
25-00	UNEMPLOYMENT COMPENSATION	833	.00	0	4165	.00	0	.00	10000	10000.00	0
25 **	UNEMPLOYMENT COMPENSATION	833	.00	0	4165	.00	0	.00	10000	10000.00	0
26-00	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
26 **	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
27-00	BENEFIT OFFSET	14550	11800.00	81	72750	51735.96	71	.00	174600	122864.04	30
27 **	BENEFIT OFFSET	14550	11800.00	81	72750	51735.96	71	.00	174600	122864.04	30
31-00	PROFESSIONAL SERVICES	66944	.00	0	332259	23550.00	7	83059.00	800886	694277.00	13
31-01	LEGAL EXPENSES	9877	.00	0	47841	305.20	1	26670.81	116977	90000.99	23
31-02	MEDICAL SERVICES	0	.00	0	0	.00	0	.00	0	.00	0
31-03	ENGINEERING SERVICES	183021	.00	0	844527	491116.04	58	1425739.55	2125685	208829.41	90
31-27	TCR PROJECT-COCOA	22311	.00	0	89244	9088.52	10	236330.34	245419	.14	100
31-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
31 **	PROFESSIONAL SERVICES	282153	.00	0	1313871	524059.76	40	1771799.70	3288967	993107.54	70

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
32-00	ACCOUNTING & AUDITING	0	.00	0	0	.00	0	.00	0	.00	0
32 **	ACCOUNTING & AUDITING	0	.00	0	0	.00	0	.00	0	.00	0
34-00	CONTRACT SERVICES	186031	29458.54	16	926735	262973.32	28	651466.90	2228987	1314546.78	41
34-09	MOWING CONTRACTS	0	.00	0	0	.00	0	.00	0	.00	0
34-10	COST OF GENERAL FUND SVCS	0	.00	0	0	.00	0	.00	0	.00	0
34 **	CONTRACT SERVICES	186031	29458.54	16	926735	262973.32	28	651466.90	2228987	1314546.78	41
39-00	CONTINGENCY	101318	.00	0	635166	.00	0	.00	1344397	1344397.00	0
39-02	BOND RESERVE	0	.00	0	0	.00	0	.00	0	.00	0
39-15	WAGE AND SALARY	0	.00	0	0	.00	0	.00	0	.00	0
39 **	CONTINGENCY	101318	.00	0	635166	.00	0	.00	1344397	1344397.00	0
40-00	TRAVEL AND PER DIEM	1435	2394.12	167	7175	4022.63	56	.00	17244	13221.37	23
40-01	CAR ALLOWANCE	0	.00	0	0	.00	0	.00	0	.00	0
40 **	TRAVEL AND PER DIEM	1435	2394.12	167	7175	4022.63	56	.00	17244	13221.37	23
41-00	COMMUNICATION	18447	3362.57	18	90315	70231.89	78	146632.91	219485	2620.20	99
41 **	COMMUNICATION	18447	3362.57	18	90315	70231.89	78	146632.91	219485	2620.20	99
42-00	FREIGHT & POSTAGE SERVICE	972	46.80	5	4860	844.10	17	.00	11710	10865.90	7
42 **	FREIGHT & POSTAGE SERVICE	972	46.80	5	4860	844.10	17	.00	11710	10865.90	7
43-00	ELECTRIC/WATER/SEWER	207677	4979.57	2	1040284	577299.22	56	1889672.63	2494033	27061.15	99
43 **	ELECTRIC/WATER/SEWER	207677	4979.57	2	1040284	577299.22	56	1889672.63	2494033	27061.15	99
44-00	RENTAL AND LEASES	3974	.00	0	19870	10368.50	52	4150.00	47715	33196.50	30
44-21	DUKE ENERGY-GENERATOR	0	.00	0	0	.00	0	.00	0	.00	0
44 **	RENTAL AND LEASES	3974	.00	0	19870	10368.50	52	4150.00	47715	33196.50	30
45-00	INSURANCE	119817	.00	0	599085	571641.93	95	.00	1437821	866179.07	40
45 **	INSURANCE	119817	.00	0	599085	571641.93	95	.00	1437821	866179.07	40
46-00	REPAIRS & MAINTENANCE	573017	334619.97	58	2848205	2006096.71	70	1193977.38	6859376	3659301.91	47

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
46-01	SMALL TOOLS	0	.00	0	0	.00	0	.00	0	.00	0
46-02	REPAIR/MAINT BUILDING	36392	250.00	1	155184	12595.74	8	292846.16	409953	104511.10	75
46-03	REPAIR/MAINT-VEHICLES	27117	7018.63	26	135585	125322.87	92	2113.05	325447	198011.08	39
46-15	INSURED VEHICLE ACCIDENT	0	.00	0	0	.00	0	.00	0	.00	0
46 **	REPAIRS & MAINTENANCE	636526	341888.60	54	3138974	2144015.32	68	1488936.59	7594776	3961824.09	48
47-00	PRINTING & BINDING	800	152.00	19	4000	4631.75	116	920.25	9640	4088.00	58
47 **	PRINTING & BINDING	800	152.00	19	4000	4631.75	116	920.25	9640	4088.00	58
48-00	PROMOTIONAL ACTIVITIES	2116	.00	0	10580	400.00	4	.00	25400	25000.00	2
48 **	PROMOTIONAL ACTIVITIES	2116	.00	0	10580	400.00	4	.00	25400	25000.00	2
49-00	OTHER CHARGES & OBLIG.	15514	11909.05	77	76823	71204.76	93	.00	185455	114250.24	38
49-02	ADVERTISING	0	.00	0	0	.00	0	.00	0	.00	0
49-07	BAD DEBT EXPENSE	0	2449.20-	0	0	20135.01-	0	.00	0	20135.01	0
49-08	CASH OVER & UNDER	0	13.00	0	0	17.12-	0	.00	0	17.12	0
49-09	DOCUMENT RECORDING CHGS	500	420.00	84	2500	2732.20-	109-	4132.20	6000	4600.00	23
49-15	OBSOLETE INVENTORY	0	.00	0	0	.00	0	.00	0	.00	0
49-17	DAMAGED INVENTORY	0	.00	0	0	.00	0	.00	0	.00	0
49-31	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
49 **	OTHER CHARGES & OBLIG.	16014	9892.85	62	79323	48320.43	61	4132.20	191455	139002.37	27
51-00	OFFICE SUPPLIES	2020	393.60	20	10100	2657.42	26	.00	24281	21623.58	11
51 **	OFFICE SUPPLIES	2020	393.60	20	10100	2657.42	26	.00	24281	21623.58	11
52-00	OPERATING SUPPLIES	71866	73499.82	102	360935	370975.90	103	222436.20	864041	270628.90	69
52-02	UNIFORMS-PURCHASED	133	.00	0	266	903.88	340	.00	1200	296.12	75
52-07	JANITORIAL SUPPLIES	853	467.99	55	4265	4379.75	103	.00	10240	5860.25	43
52-09	CHEMICALS	632862	321718.60	51	3176736	2094782.36	66	4949784.07	7606781	562214.57	93
52-30	FUEL OIL & LUBRICANTS	43660	22711.26	52	218300	111045.31	51	26330.84	523975	386598.85	26

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
52-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
52 **	OPERATING SUPPLIES	749374	418397.67	56	3760502	2582087.20	69	5198551.11	9006237	1225598.69	86
53-00	ROAD MATERIALS/SUPPLIES	2915	2820.03	97	14575	3079.22	21	21920.78	35000	10000.00	71
53 **	ROAD MATERIALS/SUPPLIES	2915	2820.03	97	14575	3079.22	21	21920.78	35000	10000.00	71
54-00	MEMBERSHIP/PUBLICATIONS	3415	.00	0	17075	35025.00	205	.00	41016	5991.00	85
54 **	MEMBERSHIP/PUBLICATIONS	3415	.00	0	17075	35025.00	205	.00	41016	5991.00	85
55-00	TRAINING	7656	3720.42	49	38280	16499.62	43	.00	91910	75410.38	18
55-01	EDA PROGRAM	416	.00	0	2080	.00	0	.00	5000	5000.00	0
55 **	TRAINING	8072	3720.42	46	40360	16499.62	41	.00	96910	80410.38	17
56-00	TECHNOLOGY SYSTEMS	0	.00	0	0	.00	0	.00	0	.00	0
56-15	IT-RELATED OPERATING EXP	24859	120.00	1	120227	261375.00	217	9244.13	294246	23626.87	92
56 **	TECHNOLOGY SYSTEMS	24859	120.00	1	120227	261375.00	217	9244.13	294246	23626.87	92
59-00	DEPRECIATION EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
59 **	DEPRECIATION EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
61-00	LAND	0	.00	0	0	.00	0	.00	0	.00	0
61 **	LAND	0	.00	0	0	.00	0	.00	0	.00	0
62-00	BUILDINGS	3208-	.00	0	22459	.00	0	.00	0	.00	0
62 **	BUILDINGS	3208-	.00	0	22459	.00	0	.00	0	.00	0
63-00	INFRASTRUCTURE	16416	.00	0	88934	12840.80	14	190999.70	203842	1.50	100
63-06	FDEM H0477 LS#1	0	.00	0	0	.00	0	.00	0	.00	0
63-07	IMPROVE OTHER THAN BLDG	9151	.00	0	41324	.00	0	105381.00	105381	.00	100
63 **	INFRASTRUCTURE	25567	.00	0	130258	12840.80	10	296380.70	309223	1.50	100
64-00	MACHINERY & EQUIPMENT	154664	102956.53	67	618673	562313.11	91	749134.19	1701343	389895.70	77
64-15	IT HARDWARE	36276	.00	0	75051	.00	0	.00	328992	328992.00	0
64-60	SBITA INTANG ASSETS	0	.00	0	0	.00	0	.00	0	.00	0

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
64 **	MACHINERY & EQUIPMENT	190940	102956.53	54	693724	562313.11	81	749134.19	2030335	718887.70	65
65-00	CONSTRUCTION IN PROGRESS	0	.00	0	0	.00	0	.00	0	.00	0
65 **	CONSTRUCTION IN PROGRESS	0	.00	0	0	.00	0	.00	0	.00	0
68-10	SFTWR & OTHER INTANGIBLES	0	.00	0	0	.00	0	.00	0	.00	0
68 **	INTANGIBLE ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
69-99	CONTRA FIXED ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
69 **	PROPRIETARY FUNDS	0	.00	0	0	.00	0	.00	0	.00	0
71-20	SERIES 2020	0	.00	0	0	.00	0	.00	0	.00	0
71-32	LEASED ASSET-GENERATOR	29996	29812.89	99	149980	118817.01	79	241135.94	359953	.05	100
71-33	SBITA ACCRUENT CMMS	0	.00	0	0	.00	0	.00	0	.00	0
71-34	SBITA ESRI ARCGIS	0	.00	0	0	.00	0	.00	0	.00	0
71-35	SBITA - SAMSARA	1-	.00	0	5-	.00	0	.00	0	.00	0
71-36	SBITA - DEBTBOOK	0	.00	0	0	.00	0	.00	0	.00	0
71-74	ESRI ARCGIS	4561	.00	0	22805	54734.49	240	.00	54735	.51	100
71 **	PRINCIPAL	34556	29812.89	86	172780	173551.50	100	241135.94	414688	.56	100
72-32	LEASED ASSET-GENERATOR	6143	6327.11	103	30715	25742.99	84	47984.06	73727	.05-	100
72-33	SBITA - ACCRNT CMMS	0	.00	0	0	.00	0	.00	0	.00	0
72-34	SBITA ESRI ARCGIS	0	.00	0	0	.00	0	.00	0	.00	0
72-35	SBITA - SAMSARA	1-	.00	0	5-	.00	0	.00	0	.00	0
72-36	SBITA - DEBTBOOK	40	.00	0	200	.00	0	.00	489	489.00	0
72-74	SBITA - ESRI ARCGIS	163	.00	0	815	1965.51	241	.00	1966	.49	100
72 **	DEBT SERVICE - INTEREST	6345	6327.11	100	31725	27708.50	87	47984.06	76182	489.44	99
73-00	OTHER DEBT SERVICE COST	55-	.00	0	385	.00	0	.00	0	.00	0
73-32	GENERATOR AMORT	0	.00	0	0	.00	0	.00	0	.00	0
73-33	SBITA ASSETS	0	.00	0	0	.00	0	.00	0	.00	0

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
73 **	INTANG AMORT EXP	55-	.00	0	385	.00	0	.00	0	.00	0
82-00	AID TO PRIVATE ORGANIZAT	166	.00	0	830	.00	0	.00	2000	2000.00	0
82-01	ECON DEV INCENTIVE CONTR	0	.00	0	0	.00	0	.00	0	.00	0
82 **	AID TO PRIVATE ORGANIZAT	166	.00	0	830	.00	0	.00	2000	2000.00	0
91-01	TO GENERAL FUND (001)	7742	.00	0	23226	77416.00	333	.00	77416	.00	100
91-02	TO GEN FUND ROI (001)	721497	721496.50	100	3607483	3607482.50	100	.00	8657958	5050475.50	42
91-23	TO STORMWATER (423)	0	.00	0	0	.00	0	.00	0	.00	0
91-24	TRANSFER TO R & R (424)	0	.00	0	21600750	21600750.00	100	.00	21600750	.00	100
91-25	TO RESTRCTD ASSET (425)	512769	512768.45	100	2563843	2563842.25	100	.00	6154612	3590769.75	42
91-26	TO W/S 2018B (426)	0	.00	0	0	.00	0	.00	0	.00	0
91-27	TO TCR/SJR PROJ (427)	0	.00	0	0	.00	0	.00	0	.00	0
91-30	TO GF CAP PROJ (301)	0	.00	0	0	.00	0	.00	0	.00	0
91-42	IMPACT FEES FUND (422)	0	.00	0	0	.00	0	.00	0	.00	0
91-52	TO W/C INS FUND (520)	0	.00	0	0	.00	0	.00	0	.00	0
91-53	TO HEALTH INS FUND (530)	0	.00	0	0	.00	0	.00	0	.00	0
91 **	INTERFUND TRANSFER	1242008	1234264.95	99	27795302	27849490.75	100	.00	36490736	8641245.25	76
94-01	TXFR TO GF OH ALLOC (001)	709883	709883.08	100	3549416	3549415.40	100	.00	8518597	4969181.60	42
94 **	INTERFUND TRANSFER	709883	709883.08	100	3549416	3549415.40	100	.00	8518597	4969181.60	42
95-01	TXFR TO GF 6% PLOFF (001)	148236	148236.08	100	741181	741180.40	100	.00	1778833	1037652.60	42
95 **	NONOPERATING	148236	148236.08	100	741181	741180.40	100	.00	1778833	1037652.60	42
FUND 421	TOTAL ********* WATER/SEWER FUND	6572829	4545100.97	69	54223417	47294318.37	87	12522062.09	100235915	40419534.54	60
GRAND	TOTAL *********	6572829	4545100.97	69	54223417	47294318.37	87	12522062.09	100235915	40419534.54	60

FY 2026 Budget by Classification Report - Summary Listing

2/28/2026

Target for February 2026 is 42%

FUND 423 - STORMWATER FUND

	Amended Budget	YTD Encumbrances	YTD Actual Transactions	Budget - YTD Transactions	% Used/Rec'd
REVENUE					
*STORMWATER ASSESSMENT	$ 2,401,415	$ -	$ 1,943,661	$ 457,754	81%
CHARGES FOR SERVICES	$ -	$ -	$ 2	$ (2)	0%
INTERGOVERNMENTAL/GRANT	$ -	$ -	$ -	$ -	0%
MISCELLANEOUS	$ 400	$ -	$ 55,015	$ (54,615)	13754%
**OTHER SOURCES (NON-REVENUE)	$ 46,818	$ -	$ -	$ 46,818	0%
REVENUE TOTALS	**$ 2,448,633**	**$ -**	**$ 1,998,677**	**$ 449,956**	**82%**
EXPENSE					
SALARIES AND BENEFITS	$ 641,393	$ -	$ 237,733	$ 403,660	37%
OPERATING EXPENDITURES	$ 913,608	$ 181,529	$ 241,898	$ 490,181	26%
CAPITAL OUTLAY	$ 592,925	$ 31,225	$ 407,439	$ 154,261	69%
OTHER SOURCES (NON-REVENUE)	$ -	$ -	$ -	$ -	0%
NON-OPERATING USES	$ 300,707	$ -	$ 129,549	$ 171,158	43%
EXPENSE TOTALS	**$ 2,448,633**	**$ 212,754**	**$ 1,016,619**	**$ 1,219,261**	**50%**
REVENUE TOTALS	**$ 2,448,633**	**$ -**	**$ 1,998,677**	**$ 449,956**	**82%**
EXPENSE TOTALS	**$ 2,448,633**	**$ 212,754**	**$ 1,016,619**	**$ 1,219,261**	**50%**
	$ -	**$ (212,754)**	**$ 982,059**	**$ (769,305)**	

*Stormwater Assessment Revenues come in November-March

CITY OF COCOA, FLORIDA

FUND 423 STORMWATER UTILITY

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
320	OTHER PERMITS & FEES								
325	SPECIAL ASSESSMENT								
23 01	STRMWTR SPEC ASSMNT	190,117	71,880.37	38	950,585	1,940,760.72	204	2,281,415	340,654.28
23 02	DELINQUENT TAX	0	.00		0	59.16		0	59.16-
23 03	PENALTIES	833	.00		4,165	2,840.91	68	10,000	7,159.09
23 04	TAX CERTIFICATES	9,166	.00		45,830	.00		110,000	110,000.00
23 *	STORMWATER	200,116	71,880.37	36	1,000,580	1,943,660.79	194	2,401,415	457,754.21
325 **	SPECIAL ASSESSMENT	200,116	71,880.37	36	1,000,580	1,943,660.79	194	2,401,415	457,754.21
320 ***	OTHER PERMITS & FEES	200,116	71,880.37		1,000,580	1,943,660.79		2,401,415	457,754.21
330	INTERGOVERNMENTAL REVENUE								
331	FEDERAL GRANTS								
50 01	FEDERAL DISASTER REIMB	0	.00		0	.00		0	.00
331 **	FEDERAL GRANTS	0	.00		0	.00		0	.00
334	STATE GRANT								
36 35	US1/FOREST AV S/W FACILTY	0	.00		0	.00		0	.00
36 36	N FSK S/W PND FLOAT WTLND	0	.00		0	.00		0	.00
36 69	DIX/IRD IRL RESIL DESIGN	0	.00		0	.00		0	.00
36 *	STORMWATER MANAGEMENT	0	.00		0	.00		0	.00
334 **	STATE GRANT	0	.00		0	.00		0	.00
338	SHARED REVENUE LOCAL UNIT								
10 00	SHARED REV - BREVARD CTY	0	.00		0	.00		0	.00
10 02	CHURCH STREET BAFFLE BOX	0	.00		0	.00		0	.00
10 05	SOIRL-SAVE OUR IR LAGOON	0	.00		0	.00		0	.00
10 *	SHARED REV - BREVARD CTY	0	.00		0	.00		0	.00
338 **	SHARED REVENUE LOCAL UNIT	0	.00		0	.00		0	.00
330 ***	INTERGOVERNMENTAL REVENUE	0	.00		0	.00		0	.00
340	CHARGES FOR SERVICES								
343	PHYSICAL ENVIRONMENT								
91 00	STORMWATER FEES	0	.00		0	1.63		0	1.63-
91 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
91 *	STORMWATER FEES	0	.00		0	1.63		0	1.63-
343 **	PHYSICAL ENVIRONMENT	0	.00		0	1.63		0	1.63-
340 ***	CHARGES FOR SERVICES	0	.00		0	1.63		0	1.63-

CITY OF COCOA, FLORIDA

FUND 423 STORMWATER UTILITY

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
360	MISCELLANEOUS REVENUES								
361	INTEREST & OTHER EARNINGS								
10 00	INTEREST	0	25.74		0	52.30		0	52.30-
10 02	INVESTMENT INTEREST	0	3,372.27		0	14,853.22		0	14,853.22-
10 10	FLORIDA PRIME INTEREST	0	6,653.16		0	36,266.67		0	36,266.67-
10 *	INTEREST	0	10,051.17		0	51,172.19		0	51,172.19-
30 00	NET INC/DEC FMV INVESTMNT	0	1,280.22		0	4,569.17		0	4,569.17-
40 00	GAIN/(LOSS) SALE INVEST	0	47.94-		0	726.34-		0	726.34
40 02	UNREALIZED GAIN/(LOSS)	0	.00		0	.00		0	.00
40 *	GAIN/(LOSS) SALE INVEST	0	47.94-		0	726.34-		0	726.34
361 **	INTEREST & OTHER EARNINGS	0	11,283.45		0	55,015.02		0	55,015.02-
364	DISPOSITION FIXED ASSETS								
00 00	DISPOSITION FIXED ASSETS	0	.00		0	.00		0	.00
364 **	DISPOSITION FIXED ASSETS	0	.00		0	.00		0	.00
366	CONTRIBUTIONS & DONATIONS								
00 00	CONTRIBUTIONS & DONATIONS	0	.00		0	.00		0	.00
366 **	CONTRIBUTIONS & DONATIONS	0	.00		0	.00		0	.00
369	OTHER MISC REVENUES								
90 00	OTHER MISC REVENUES	33	.00		165	.00		400	400.00
369 **	OTHER MISC REVENUES	33	.00		165	.00		400	400.00
360 ***	MISCELLANEOUS REVENUES	33	11,283.45		165	55,015.02		400	54,615.02-
380	OTHER SOURCES(NON-REV)								
381	INTERFUND TRANSFER								
91 01	GENERAL FUND (001)	0	.00		0	.00		0	.00
91 21	TRF FROM W/S FUND (421)	0	.00		0	.00		0	.00
91 *	TRANSFER FROM	0	.00		0	.00		0	.00
381 **	INTERFUND TRANSFER	0	.00		0	.00		0	.00
389	NON OPERATING SOURCES								
85 00	CAP CONTRIB PRIVATE SRCS	0	.00		0	.00		0	.00
90 00	NON OPERATING SOURCES	0	.00		0	.00		0	.00
99 10	CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 50	FUND BAL-APPROP. RESERVES	4,337	.00		16,463	.00		46,818	46,818.00
99 *	BALANCE FORWARD	4,337	.00		16,463	.00		46,818	46,818.00
389 **	NON OPERATING SOURCES	4,337	.00		16,463	.00		46,818	46,818.00

380	***	OTHER SOURCES(NON-REV)	4,337	.00	16,463	.00	46,818	46,818.00
FUND TOTAL		STORMWATER UTILITY	204,486	83,163.82	1,017,208	1,998,677.44	2,448,633	449,955.56
GRAND TOTAL			204,486	83,163.82	1,017,208	1,998,677.44	2,448,633	449,955.56

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
11-00	EXECUTIVE SALARIES	0	.00	0	0	.00	0	.00	0	.00	0
11 **	EXECUTIVE SALARIES	0	.00	0	0	.00	0	.00	0	.00	0
12-00	REGULAR SALARIES & WAGES	26676	19417.29	73	133380	95304.37	72	.00	320115	224810.63	30
12-10	SALARY ADJUSTMENTS	0	.00	0	0	.00	0	.00	0	.00	0
12-12	ACCRUAL PAYOUTS	0	.00	0	0	.00	0	.00	0	.00	0
12 **	REGULAR SALARIES & WAGES	26676	19417.29	73	133380	95304.37	72	.00	320115	224810.63	30
13-00	OTHER SALARIES & WAGES	7795	12327.68	158	38975	60412.52	155	.00	93540	33127.48	65
13 **	OTHER SALARIES & WAGES	7795	12327.68	158	38975	60412.52	155	.00	93540	33127.48	65
14-00	OVERTIME	726	715.13	99	3630	3736.68	103	.00	8714	4977.32	43
14-01	COMP TIME	0	.00	0	0	.00	0	.00	0	.00	0
14 **	OVERTIME	726	715.13	99	3630	3736.68	103	.00	8714	4977.32	43
15-00	SPECIAL PAY	0	.00	0	0	.00	0	.00	0	.00	0
15 **	SPECIAL PAY	0	.00	0	0	.00	0	.00	0	.00	0
20-00	CLOTHING/SHOE ALLOWANCE	120	.00	0	600	700.00	117	.00	1450	750.00	48
20 **	CLOTHING/SHOE ALLOWANCE	120	.00	0	600	700.00	117	.00	1450	750.00	48
21-00	FICA TAXES	2624	2489.16	95	13120	12279.77	94	.00	31491	19211.23	39
21 **	FICA TAXES	2624	2489.16	95	13120	12279.77	94	.00	31491	19211.23	39
22-00	RETIREMENT CONTRIBUTIONS	4698	4985.12	106	23490	24406.21	104	.00	56381	31974.79	43
22-01	GASB68 PENS EXP	0	.00	0	0	.00	0	.00	0	.00	0
22 **	RETIREMENT CONTRIBUTIONS	4698	4985.12	106	23490	24406.21	104	.00	56381	31974.79	43
23-00	INSURANCES	62	75.18	121	310	330.78	107	.00	752	421.22	44
23-03	CONTRA CIGNA SAVINGS	0	.00	0	0	.00	0	.00	0	.00	0
23-04	MEDICAL	6220	6297.64	101	31100	27760.75	89	.00	74643	46882.25	37
23-07	DENTAL INSURANCE	249	265.24	107	1245	1166.40	94	.00	2998	1831.60	39
23-08	VISION INSURANCE	43	48.77	113	215	214.45	100	.00	519	304.55	41

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
23-09	LONG TERM DISABILITY	74	100.34	136	370	441.13	119	.00	891	449.87	50
23-10	FSA HEALTH	0	.00	0	0	.00	0	.00	0	.00	0
23-11	FSA CHILDCARE	0	.00	0	0	.00	0	.00	0	.00	0
23-99	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
23 **	INSURANCES	6648	6787.17	102	33240	29913.51	90	.00	79803	49889.49	38
24-00	WORKER'S COMPENSATION	3858	1653.63	43	19290	8782.97	46	.00	46299	37516.03	19
24 **	WORKER'S COMPENSATION	3858	1653.63	43	19290	8782.97	46	.00	46299	37516.03	19
26-00	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
26 **	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
27-00	BENEFIT OFFSET	300	500.00	167	1500	2196.84	147	.00	3600	1403.16	61
27 **	BENEFIT OFFSET	300	500.00	167	1500	2196.84	147	.00	3600	1403.16	61
31-00	PROFESSIONAL SERVICES	15771	1556.25	10	78800	30070.38	38	16301.59	189201	142829.03	25
31-01	LEGAL EXPENSES	41	.00	0	205	.00	0	.00	500	500.00	0
31-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
31 **	PROFESSIONAL SERVICES	15812	1556.25	10	79005	30070.38	38	16301.59	189701	143329.03	24
34-00	CONTRACT SERVICES	22704	2985.14	13	113466	111164.82	98	141328.92	272405	19911.26	93
34-10	COST OF GENERAL FUND SVCS	0	.00	0	0	.00	0	.00	0	.00	0
34 **	CONTRACT SERVICES	22704	2985.14	13	113466	111164.82	98	141328.92	272405	19911.26	93
39-00	CONTINGENCY	17203	.00	0	86015	.00	0	.00	206444	206444.00	0
39 **	CONTINGENCY	17203	.00	0	86015	.00	0	.00	206444	206444.00	0
40-00	TRAVEL & PER DIEM	250	.00	0	1250	.00	0	.00	3000	3000.00	0
40 **	TRAVEL & PER DIEM	250	.00	0	1250	.00	0	.00	3000	3000.00	0
41-00	COMMUNICATION	173	.00	0	865	389.12	45	1686.88	2076	.00	100
41 **	COMMUNICATION	173	.00	0	865	389.12	45	1686.88	2076	.00	100
42-00	POSTAGE & FREIGHT	41	.00	0	205	.00	0	.00	500	500.00	0

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
42 **	POSTAGE & FREIGHT	41	.00	0	205	.00	0	.00	500	500.00	0
43-00	ELECTRIC/WATER/SEWER	1333	177.95	13	6665	4719.58	71	12816.53	16000	1536.11-	110
43 **	ELECTRIC/WATER/SEWER	1333	177.95	13	6665	4719.58	71	12816.53	16000	1536.11-	110
44-00	RENTALS AND LEASES	250	1436.00	574	1250	2373.86	190	.00	3000	626.14	79
44 **	RENTALS AND LEASES	250	1436.00	574	1250	2373.86	190	.00	3000	626.14	79
45-00	INSURANCE	1421	.00	0	7105	7119.44	100	.00	17058	9938.56	42
45 **	INSURANCE	1421	.00	0	7105	7119.44	100	.00	17058	9938.56	42
46-00	REPAIRS & MAINTENANCE	8622	8048.98	93	42529	59016.65	139	1085.89	102894	42791.46	58
46-01	SMALL TOOLS	0	.00	0	0	.00	0	.00	0	.00	0
46-02	REPAIR/MAINT BUILDING	0	.00	0	0	.00	0	.00	0	.00	0
46-03	REPAIR/MAINT-VEHICLES	3992	.00	0	19960	9345.00	47	5695.00	47907	32867.00	31
46-15	INSURED VEHICLE ACCIDENT	0	.00	0	0	.00	0	.00	0	.00	0
46 **	REPAIRS & MAINTENANCE	12614	8048.98	64	62489	68361.65	109	6780.89	150801	75658.46	50
47-00	PRINTING & BINDING	41	.00	0	205	.00	0	.00	500	500.00	0
47 **	PRINTING & BINDING	41	.00	0	205	.00	0	.00	500	500.00	0
49-00	OTHER CHARGES & OBLIG.	30	.00	0	150	291.21	194	.00	360	68.79	81
49-02	ADVERTISING	0	.00	0	0	.00	0	.00	0	.00	0
49-07	BAD DEBT EXPENSE	0	108.53-	0	0	453.25-	0	.00	0	453.25	0
49-15	OBSOLETE INVENTORY	0	.00	0	0	.00	0	.00	0	.00	0
49-31	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
49 **	OTHER CHARGES & OBLIG.	30	108.53-	362-	150	162.04-	108-	.00	360	522.04	45-
51-00	OFFICE SUPPLIES	41	32.70	80	205	168.89	82	.00	500	331.11	34
51 **	OFFICE SUPPLIES	41	32.70	80	205	168.89	82	.00	500	331.11	34
52-00	OPERATING SUPPLIES	1110	769.26	69	5550	5420.34	98	2613.92	13330	5295.74	60
52-02	UNIFORMS-PURCHASED	0	.00	0	0	.00	0	.00	0	.00	0

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
52-07	JANITORIAL SUPPLIES	0	.00	0	0	.00	0	.00	0	.00	0
52-30	FUEL OIL & LUBRICANTS	2151	1127.69	52	10755	6301.90	59	.00	25816	19514.10	24
52-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
52 **	OPERATING SUPPLIES	3261	1896.95	58	16305	11722.24	72	2613.92	39146	24809.84	37
53-00	ROAD MATERIALS/SUPPLIES	0	.00	0	0	.00	0	.00	0	.00	0
53 **	ROAD MATERIALS/SUPPLIES	0	.00	0	0	.00	0	.00	0	.00	0
54-00	MEMBERSHIP/PUBLICATIONS	62	.00	0	310	650.00	210	.00	750	100.00	87
54 **	MEMBERSHIP/PUBLICATIONS	62	.00	0	310	650.00	210	.00	750	100.00	87
55-00	TRAINING	570	324.00	57	2850	793.00	28	.00	6840	6047.00	12
55 **	TRAINING	570	324.00	57	2850	793.00	28	.00	6840	6047.00	12
56-15	IT-RELATED OPERATING EXP	377	.00	0	1885	4527.00	240	.00	4527	.00	100
56 **	TECHNOLOGY SYSTEMS	377	.00	0	1885	4527.00	240	.00	4527	.00	100
59-00	DEPRECIATION	0	.00	0	0	.00	0	.00	0	.00	0
59 **	DEPRECIATION	0	.00	0	0	.00	0	.00	0	.00	0
61-00	LAND	0	.00	0	0	.00	0	.00	0	.00	0
61 **	LAND	0	.00	0	0	.00	0	.00	0	.00	0
63-00	INFRASTRUCTURE	15713	.00	0	75492	.00	0	31225.00	185485	154260.00	17
63-07	IMPROVE OTHER THAN BLDG	0	.00	0	0	.00	0	.00	0	.00	0
63-08	FISKE BLVD CEI	0	.00	0	0	.00	0	.00	0	.00	0
63-35	US1/FOREST AV S/W FACILTY	0	.00	0	0	.00	0	.00	0	.00	0
63-36	N FSK S/W PND FLOAT WTLND	0	.00	0	0	.00	0	.00	0	.00	0
63-69	DIX/IRVR DR RESIL 23FRP03	0	.00	0	0	.00	0	.00	0	.00	0
63-73	FISKE CONSTRUCTION	0	.00	0	0	.00	0	.00	0	.00	0
63 **	INFRASTRUCTURE	15713	.00	0	75492	.00	0	31225.00	185485	154260.00	17
64-00	MACHINERY & EQUIPMENT	33953	.00	0	169765	407439.00	240	.00	407440	1.00	100

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
64-15	IT HARDWARE	0	.00	0	0	.00	0	.00	0	.00	0
64 **	MACHINERY & EQUIPMENT	33953	.00	0	169765	407439.00	240	.00	407440	1.00	100
65-00	CONSTRUCTION IN PROGRESS	0	.00	0	0	.00	0	.00	0	.00	0
65 **	CONSTRUCTION IN PROGRESS	0	.00	0	0	.00	0	.00	0	.00	0
69-99	CONTRA FIXED ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
69 **	PROPRIETARY FUND	0	.00	0	0	.00	0	.00	0	.00	0
71-35	SBITA - SAMSARA	0	.00	0	0	.00	0	.00	0	.00	0
71 **	PRINCIPAL	0	.00	0	0	.00	0	.00	0	.00	0
72-00	DEBT SERVICE - INTEREST	0	.00	0	0	.00	0	.00	0	.00	0
72-35	SBITA - SAMSARA	1-	.00	0	5-	.00	0	.00	0	.00	0
72 **	DEBT SERVICE - INTEREST	1-	.00	0	5-	.00	0	.00	0	.00	0
91-01	TO GENERAL FUND (001)	729	.00	0	2187	7293.00	334	.00	7293	.00	100
91-21	TO WATER SEWER (421)	0	.00	0	0	.00	0	.00	0	.00	0
91-30	TO GF CAP PROJ (301)	0	.00	0	0	.00	0	.00	0	.00	0
91 **	INTERFUND TRANSFER	729	.00	0	2187	7293.00	334	.00	7293	.00	100
94-01	TXFR TO GF OH ALLOC (001)	24451	24451.17	100	122257	122255.85	100	.00	293414	171158.15	42
94 **	INTERFUND TRANSFER	24451	24451.17	100	122257	122255.85	100	.00	293414	171158.15	42
FUND 423	TOTAL ********* STORMWATER UTILITY	204473	89675.79	44	1017146	1016618.66	100	212753.73	2448633	1219260.61	50
GRAND	TOTAL *********	204473	89675.79	44	1017146	1016618.66	100	212753.73	2448633	1219260.61	50

CITY COUNCIL AGENDA ITEM

Memo Date:	March 30, 2026
Agenda Date:	April 14, 2026
File ID:	2026-228
Prepared By:	Zoie Badalov, Senior Budget Analyst
Through:	Rebecca Bowman, Finance Director Stockton Whitten, City Manager
Requested Action:	FY 2026 February Budget Adjustment Report

BACKGROUND:

Pursuant to the Cocoa City Charter, Article XII, Section 5.b., the following report details the budget adjustments that were approved in Fiscal Year 2026 through February 28th, 2026.

Section 5. — Appropriations.

(a) Appropriations for expenditures shall be established by the budget, and from the effective date of the budget, the various amounts stated therein as proposed expenditures shall be and become appropriated for the various objects and purposes set forth in the budget.

(b) At any time during the fiscal year, the city council may, by resolution, transfer part or all of the unencumbered appropriation balance from one department or major organizational unit to the appropriation for other departments or major organizational units. The city manager may transfer part or all of any unencumbered appropriation balances among programs within a department or organizational unit and shall report such transfers to the city council in writing in a timely manner. The monetary amount of the city manager's transfer authority shall be established by the city council by resolution.

PRIORITY AREA CONNECTION:

Organizational Effectiveness

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Informational Item only.

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
10/14/2025	001-0000-337.70-01	$30,000	SPECIAL ACCESS EQUIPMENT RESOLUTION# 2025-075	236
	001-0000-389.99-50	$285,000		
10/28/2025	001-0000-389.99-50	$99,539	SPECIAL ACCESS EQUIPMENT RESOLUTION# 2025-078	
11/01/2025	001-0000-389.99-50	$2,763,769	PO ROLL RESOLUTION# 2025-089	
12/09/2025	001-0000-381.91-07	$3,366	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	
	001-0000-381.91-21	$77,416		
	001-0000-381.91-23	$7,293		
	001-0000-389.99-50	$92,563		
12/15/2025	001-0000-381.91-10	$88,000	CCRA POLICE OVERTIME RESOLUTION# 2025-095	
	001-0000-389.99-50	$372,871	MYRA TRAIN DISTRICT PLAN RESOLUTION# 2025-090	
	001-0000-389.99-50	$32,000	TRAIN DIST PLAN CONTINGCY RESOLUTION# 2025-090	
01/13/2026	001-0000-389.99-50	$967,566	CAPITAL ROLL RESOLUTION# 2026-004	
02/10/2026	001-0000-389.99-50	$5,716	BPV2024- GRANT MATCH RESOLUTION# 2026-009	
	001-0000-331.20-31	$5,717	BPV2024-GRANT REMAINING RESOLUTION# 2026-009	
	001-0000-381.91-04	$1,116	FY23/FY24 HOME ADMIN RESOLUTION# 2026-009	
	001-0000-389.99-50	($1,116)		
	001-0000-331.20-32	$14,012	GR2503-GRANT REMAINING RESOLUTION# 2026-009	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
7	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$4,844,828**
7	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**GENERAL FUND**	**$4,844,828**
01/13/2026	103-0000-389.99-10	$18,010	FY25 CARRY FORWARD CDBG RESOLUTION# 2026-006	1571
	103-0000-389.99-10	$14,068	FY25 CARRY FORWARD CV RESOLUTION# 2026-006	
	103-0000-389.99-10	$45,720	FY25 CARRY FORWARD CV-3 RESOLUTION# 2026-006	
	103-0000-331.54-00	($13,913)	SHORE UP FY26 AWARD RESOLUTION# 2026-006	
02/10/2026	103-0000-389.99-10	$14,009	FY25 PROG INCOME+INTEREST RESOLUTION# 2026-009	
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$77,894**
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**CDBG**	**$77,894**
11/01/2025	104-0000-389.99-10	$53,880	PO#79508 C.H. INITIATIVE RESOLUTION# 2025-089	815
02/10/2026	104-0000-389.99-10	$12,747	FY23+PRIOR CHDO CARRYFWD RESOLUTION# 2026-009	
	104-0000-389.99-10	$11,407	FY24 CHDO CARRYFORWARD RESOLUTION# 2026-009	
	104-0000-389.99-10	$1,116	FY24/FY25 ADMIN OVERAGES RESOLUTION# 2026-009	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
02/10/2026	104-0000-389.99-10	$9,738	FY25 CHDO CARRY FORWARD RESOLUTION# 2026-009	815
	104-0000-389.99-10	$176	FY25 PROGRAM INTEREST RESOLUTION# 2026-009	
	104-0000-389.99-10	$1,121	FY25 REMAINING ADMIN RESOLUTION# 2026-009	
	104-0000-389.99-10	$48,693	FY25 1ST TIME BUY CRYFWD RESOLUTION# 2026-009	
	104-0000-389.99-10	$100,920	F23/PRIOR 1ST BUY LESS PO RESOLUTION# 2026-009	
	104-0000-331.54-00	($116)	REV FY26 PROGRAM ESTIMATE RESOLUTION# 2026-009	
	104-0000-331.54-02	($32,000)		
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$207,682**
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**BREVARD COUNTY HOME**	**$207,682**
11/01/2025	105-0000-389.99-10	$3,375	PO#81863 GREEN LEAF HOME RESOLUTION# 2025-089	815
	105-0000-389.99-10	$205	PO#83871 GREEN LEAF HOME RESOLUTION# 2025-089	
02/10/2026	105-0000-334.90-01	$14,691	FY23 HHRP IAN/NICOLE RESOLUTION# 2026-009	
	105-0000-389.99-10	$3,634	FY23 PROGRAM INTEREST RESOLUTION# 2026-009	
	105-0000-389.99-10	$180,715	FY24 CARRYFORWARD LESS PO RESOLUTION# 2026-009	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
02/10/2026	105-0000-334.90-01	$101	FY24 HHRP IAN/NICOLE RESOLUTION# 2026-009	815
	105-0000-389.99-10	$1,658	FY24 PROGRAM INCOME RESOLUTION# 2026-009	
	105-0000-389.99-10	$7,203	FY24 PROGRAM INTEREST RESOLUTION# 2026-009	
	105-0000-389.99-10	$2,004	FY25 EXCESS ADMIN CRRYFWD RESOLUTION# 2026-009	
	105-0000-389.99-10	$133,515	FY25 HUD CARRY FORWARD RESOLUTION# 2026-009	
	105-0000-389.99-10	$303	FY25 PROG INCOME INTEREST RESOLUTION# 2026-009	
	105-0000-389.99-10	$13,729	FY25 PROGRAM INCOME RESOLUTION# 2026-009	
	105-0000-389.99-10	$19,259	FY25 PROGRAM INTEREST RESOLUTION# 2026-009	
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$380,392**
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**SHIP/HOUSING ASSISTANCE**	**$380,392**
10/14/2025	107-0000-389.99-50	$58,298	FY 26 VEHICLE PURCHASES RESOLUTION# 2025-073	230
12/09/2025	107-0000-389.99-50	$3,366	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	
01/13/2026	107-0000-389.99-50	$19,808	TOUGH BOOKS RESOLUTION# 2026-005	
02/10/2026	107-0000-389.99-50	$11,500	2 BLDG CODE ENF OFFICERS RESOLUTION#	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
			2026-069	230
4	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$92,972**
4	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**BUILDING PERMITS**	**$92,972**
01/13/2026	108-0000-381.91-03	$5,122	FY25 CDBG - EXCESS ADMIN RESOLUTION# 2026-006	1571
	108-0000-389.99-10	$12,888	FY25 CDBG - SEC 108 LOAN RESOLUTION# 2026-006	
	108-0000-381.91-03	($13,575)	SHORE UP FY26 AWARD RESOLUTION# 2026-006	
02/10/2026	108-0000-381.91-03	$14,009	FY25/PRIOR PROG INC + INT RESOLUTION# 2026-009	
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$18,444**
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**SEC 108 LOAN GUARANTEE**	**$18,444**
10/28/2025	110-0000-389.99-50	$180,000	T-DOCKS DESIGN RESOLUTION# CCRA2025-947	520
11/01/2025	110-0000-389.99-50	$88,311	PO ROLL RESOLUTION# 2025-089	
12/01/2025	110-0000-389.99-50	$35,630	PARK SECURITY CAMERAS RES# CCRA-2025-1083	
12/15/2025	110-0000-389.99-50	$88,000	CCRA POLICE OVERTIME RES# CCRA-2025-1085	
01/13/2026	110-0000-389.99-50	$732,012	CAPITAL ROLL RESOLUTION# 2026-004	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
02/02/2026	110-0000-338.00-00	($1,387,299)	COCOA TIF REV - CCRA RES# CCRA-2026-001	520
	110-0000-381.91-01	$1,387,299		
02/04/2026	110-0000-338.00-00	($51,044)	SHORE UP COUNTY TIF REV RES# CCRA 2026-001	
	110-0000-338.00-00	($9,388)	SHORE UP D4 PARK TIF REV RES# CCRA 2026-001	
7	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$1,063,521**
7	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**CRA COCOA RDA**	**$1,063,521**
11/01/2025	111-0000-389.99-50	$8,020	PO ROLL RESOLUTION# 2025-089	815
01/13/2026	111-0000-389.99-50	$278,726	CAPITAL ROLL RESOLUTION# 2026-004	
01/26/2026	111-0000-338.00-00	($48,600)	SHORE UP COUNTY TIF REV RES# DSCRA 2026-001	
	111-0000-338.00-00	$866	SHORE UP D4 PARK TIF REV RES# DSCRA 2026-001	
02/02/2026	111-0000-338.00-00	($423,308)	COCOA TIF REV - DSCRA RES# DSCRA-2026-001	
	111-0000-381.91-01	$423,308		
4	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$239,012**
4	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**CRA DIAMOND SQUARE 626**	**$239,012**
12/09/2025	143-0000-389.99-50	$20,000	PD GYM EQUIPMENT RESOLUTION# 2025-086	1096
1	**Total Budget**	**Total Budget**	**Division 0000 Total**	**$20,000**

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
	Amendments/Transfers	**Amendments/Transfers**		
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**FEDERAL FORFEITURE FUND**	**$20,000**
11/18/2025	304-0000-337.30-22	$1,494,500	DAYSLIP FIND GRANT PHASE2 RESOLUTION# 2025-084	893
	304-0000-381.91-10	$1,494,500	DAYSLIP FIND MATCH PHASE2 RESOLUTION# 2025-084	
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$2,989,000**
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**DAY SLIPS / REVETMENT**	**$2,989,000**
11/01/2025	421-0000-389.99-50	$1,724,019	PO ROLL RESOLUTION# 2025-089	833
01/13/2026	421-0000-389.99-50	$254,245	CAPITAL ROLL RESOLUTION# 2026-004	
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$1,978,264**
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**WATER/SEWER FUND**	**$1,978,264**
11/01/2025	423-0000-389.99-50	$38,825	PO ROLL RESOLUTION# 2025-089	833
12/09/2025	423-0000-389.99-50	$7,293	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	
01/13/2026	423-0000-389.99-50	$700	CAPITAL ROLL RESOLUTION# 2026-004	
3	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$46,818**
3	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**STORMWATER UTILITY**	**$46,818**

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
10/14/2025	424-0000-389.99-50	$2,801,700	BANANA RIVER CONSTRUCTION RESOLUTION# 2025-071	228
10/17/2025	424-0000-389.99-50	$302,187	BANANA RIVER ENGINEERING RESOLUTION# 2025-072	
11/01/2025	424-0000-389.99-50	$25,661	PO#78454 DRMP, INC RESOLUTION# 2025-089	
	424-0000-389.99-50	$105,720	PO#81086 CROM LLC RESOLUTION# 2025-089	
	424-0000-389.99-50	$106,454	PO#81190 JACOBS ENGNRNG RESOLUTION# 2025-089	
	424-0000-389.99-50	$10,568	PO#81348 JACOBS ENGNRNG RESOLUTION# 2025-089	
	424-0000-389.99-50	$1,016,607	PO#81414 WHARTON SMITH RESOLUTION# 2025-089	
	424-0000-389.99-50	$43,715	PO#81898 CAROLLO ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$35,922	PO#82104 JACOBS ENGNRNG RESOLUTION# 2025-089	
	424-0000-389.99-50	$2,864,132	PO#82211 ATLANTIC DEVELOP RESOLUTION# 2025-089	
	424-0000-389.99-50	$2,400,265	PO#82212 ATLANTIC DEVELOP RESOLUTION# 2025-089	
	424-0000-389.99-50	$200,079	PO#82219 DRMP, INC RESOLUTION# 2025-089	
	424-0000-389.99-50	$61,517	PO#82220 DRMP, INC RESOLUTION# 2025-089	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
11/01/2025	424-0000-389.99-50	$6,825	PO#82247 JACOBS ENGNRNG RESOLUTION# 2025-089	228
	424-0000-389.99-50	$22,777	PO#83234 KIMLEY-HORN RESOLUTION# 2025-089	
	424-0000-389.99-50	$17,635	PO#83268 COROLLO ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$8,796	PO#83276 JACOBS GROUP INC RESOLUTION# 2025-089	
	424-0000-389.99-50	$433,077	PO#833825 JACOBS ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$7,187	PO#83465 JACOBS GROUP INC RESOLUTION# 2025-089	
	424-0000-389.99-50	$303,870	PO#83582 CAROLLO ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$95,780	PO#83655 MCKIM & CREED RESOLUTION# 2025-089	
	424-0000-389.99-50	$262,540	PO#83951 DANUS UTILITIES RESOLUTION# 2025-089	
	424-0000-389.99-50	$619,197	PO#83998 CAROLLO ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$281,963	PO#83999 CAROLLO ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$615,322	PO#84075 JACOBS GROUP INC RESOLUTION# 2025-089	
01/13/2026	424-0000-389.99-50	$23,095,116	CAPITAL ROLL RESOLUTION# 2026-004	
02/10/2026	424-0000-331.35-02	$830,440	FY25 BUDGET ROLL FEDERAL RESOLUTION#	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
02/10/2026			2026-009	228
	424-0000-334.35-02	$93,425	FY25 BUDGET ROLL STATE RESOLUTION# 2026-009	
5	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$36,668,477**
5	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**RENEWAL & REPLACE FUND**	**$36,668,477**
11/01/2025	427-0000-389.84-00	$80,073	PO#82308 HDR ENGINEERING RESOLUTION# 2025-089	833
	427-0000-389.84-00	$3,844,897	PO#83151 HDR ENGINEERING RESOLUTION# 2025-089	
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$3,924,970**
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**TCR/SJR PROJECT**	**$3,924,970**
11/01/2025	520-0000-341.20-00	$19,358	PO#83116 UNITED SELF INS RESOLUTION# 2025-089	833
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$19,358**
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**WORKERS COMPENSATION FUND**	**$19,358**

23 Transfers & Amendments Between Oct 1, 2025 and Feb 28, 2026

FY 2026 Total Transfer & Amendments $52,571,632

NOTE: Group #s represent a complete transaction that will net to zero. Add all expenses for each group number, then subtract the revenues related to the same group number and your total will equal zero

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number

Report: Revenue Budget Tracking Worksheet
Run by: Zoie R. Badalov

Date: 03/31/2026

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1100 - CITY MANAGER'S OFFICE					
1100 - CITY MANAGER'S OFFICE	12/31/2025	001-1100-512.49-00	$68	6) P&Z BOOK DECEMBER CLEANUP	1367
		001-1100-512.51-00	($68)		
		001-1100-512.11-00	($23,825)	8) INTERIM PLANNING TECH DECEMBER CLEANUP	1367
1	**Total Budget Amendments/Transfers**		**Division 1100 Total**	**($23,825)**	
1101 - CITY CLERK					
1101 - CITY CLERK	12/01/2025	001-1101-512.54-00	$1,000	6) FLORIDA TODAY SUBSCRIP NOVEMBER CLEANUP	1084
		001-1101-512.52-00	($1,000)		
1	**Total Budget Amendments/Transfers**		**Division 1101 Total**	**$0**	
1104 - PLANNING					
1104 - PLANNING	11/01/2025	001-1104-515.34-00	$260	PO# 81159 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$6,927	PO# 81204 INSPIRE RESOLUTION# 2025-089	815
		001-1104-515.34-00	$5,030	PO# 81794 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$9,837	PO# 82094 INSPIRE RESOLUTION# 2025-089	815
		001-1104-515.34-00	$1,516	PO# 82178 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$535	PO# 82238 RVI RESOLUTION# 2025-089	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1104 - PLANNING	11/01/2025	001-1104-515.34-00	$2,020	PO# 82333 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$7,615	PO# 82531 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$5,906	PO# 82546 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$12,340	PO# 83370 INSPIRE RESOLUTION# 2025-089	815
		001-1104-515.34-00	$6,835	PO# 83475 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$9,093	PO# 83541 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$11,274	PO# 83549 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$10,955	PO# 83899 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$13,285	PO# 83933 RVI RESOLUTION# 2025-089	815
	12/31/2025	001-1104-515.12-00	$22,060	8) INTERIM PLANNING TECH DECEMBER CLEANUP	1367
		001-1104-515.24-00	$77		
		001-1104-515.21-00	$1,688		
2	**Total Budget Amendments/Transfers**		**Division 1104 Total**	**$127,253**	
1203 - INFORMATION TECHNOLOGY					
1203 - INFORMATION TECHNOLOGY	11/01/2025	001-1203-516.46-00	$1,014	PO#82800 EMPIRE COMPUTING RESOLUTION# 2025-089	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1203 - INFORMATION TECHNOLOGY	11/01/2025	001-1203-516.55-00	$5,000	7) ESRI TRAINING OCTOBER CLEANUP	631
		001-1203-516.46-00	($5,000)		
	12/31/2025	001-1203-516.46-00	($29,290)	4) INFOTECH SUBSCRIPTION DECEMBER CLEANUP	1367
		001-1203-516.54-00	$29,290		
	01/13/2026	001-1203-516.52-00	$36,229	ONE TIME PRINTER BUYOUT RESOLUTION# 2026-004	1561
		001-1203-516.64-15	$6,580		
	01/30/2026	001-1203-517.72-30	$4,732	1) SHORE UP PRINTER LEASE JANUARY CLEANUP	1793
		001-1203-517.71-30	($17,955)		
		001-1203-516.56-15	$13,223		
		001-1203-516.11-00	($50,534)	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		001-1203-516.12-12	$50,534		
		001-1203-516.14-00	$1,128	3) COVER OVERTIME JANUARY CLEANUP	1793
		001-1203-516.23-04	($1,128)		
	02/10/2026	001-1203-516.52-00	$35,683	VMWARE SERVICES RESOLUTION# 2026-031	1982
		001-1203-516.46-00	($35,683)		
5	**Total Budget Amendments/Transfers**		**Division 1203 Total**	**$43,823**	
1505 - PROCUREMENT & BUDGETING					
1505 - PROCUREMENT & BUDGETING	11/01/2025	001-1505-513.51-00	($434)	9) FINANCE CHAIRS OCTOBER CLEANUP	631
		001-1505-513.52-00	$434		
	01/30/2026	001-1505-513.14-00	$100	3) COVER OVERTIME JANUARY CLEANUP	1793
		001-1505-513.12-00	($100)		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
2	**Total Budget Amendments/Transfers**		**Division 1505 Total**	**$0**	
1600 - GENERAL OPERATIONS					
1600 - GENERAL OPERATIONS	10/14/2025	001-1600-513.56-15	$38,201	SAMSARA RESOLUTION# 2025-074	231
		001-1600-517.72-69	($1,358)		
		001-1600-517.71-69	($29,258)		
		001-1600-513.39-00	($7,585)		
	11/01/2025	001-1600-513.31-00	$46,000	PO#76943 INFO-TECH RESOLUTION# 2025-089	815
		001-1600-513.49-00	$10,393	PO#83216 BC CLERK OF COUR RESOLUTION# 2025-089	815
		001-1600-513.55-00	$19,572	PO#83922 EASTERN FSC RESOLUTION# 2025-089	815
		001-1600-513.55-00	$530	PO#83935 EASTERN FSC RESOLUTION# 2025-089	815
		001-1600-517.72-63	($1,631)	4) CLEARGOV NOT A SBITA OCTOBER CLEANUP	631
		001-1600-517.71-63	($11,632)		
		001-1600-513.56-15	$8,950	4) CLEARGOV 50% GF OCTOBER CLEANUP	631
		001-1600-513.49-00	$4,313	4) EXCESS CLEARGOV BUDGET OCTOBER CLEANUP	631
	11/18/2025	001-1600-513.39-00	($16,000)	DISASTER PROGRAM & OPS RESOLUTION# 2025-089	896
	12/01/2025	001-1600-513.39-00	$8,252	4)EXCESS OF FY25 PO#81593 NOVEMBER CLEANUP	1084

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1600 - GENERAL OPERATIONS	12/09/2025	001-1600-513.39-00	($51,000)	GRANT WRITING SERVICES RESOLUTION# 2025-096	1097
	02/02/2026	001-1600-513.81-00	($1,387,299)	COCOA TIF REV - CCRA RESOLUTION# 2026-001	1832
		001-1600-581.91-10	$1,387,299		
		001-1600-581.91-11	$423,308	COCOA TIF REV - DSCRA RESOLUTION# 2026-001	1832
		001-1600-513.81-00	($423,308)		
6	**Total Budget Amendments/Transfers**		**Division 1600 Total**	**$17,747**	
1601 - EMERGENCY/DISASTER SVS					
1601 - EMERGENCY/DISASTER SVS	11/18/2025	001-1601-525.34-00	$16,000	DISASTER PROGRAM & OPS RESOLUTION# 2025-089	896
1	**Total Budget Amendments/Transfers**		**Division 1601 Total**	**$16,000**	
1603 - EMERGENCY MANAGEMENT					
1603 - EMERGENCY MANAGEMENT	11/01/2025	001-1603-525.34-00	$25,000	PO#83292 FL REGIONAL PLAN RESOLUTION# 2025-089	815
	01/30/2026	001-1603-525.41-00	$10,663	7)COVER VERIZON SHORTFALL JANUARY CLEANUP	1793
		001-1603-525.52-00	($10,663)		
2	**Total Budget Amendments/Transfers**		**Division 1603 Total**	**$25,000**	
1905 - ECONOMIC DEVELOPMENT					
1905 - ECONOMIC DEVELOPMENT	12/15/2025	001-1905-559.31-00	$372,871	MYRA TRAIN DISTRICT PLAN RESOLUTION# 2025-090	1101

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1905 - ECONOMIC DEVELOPMENT	12/15/2025	001-1905-559.31-00	$32,000	TRAIN DIST PLAN CONTINGCY RESOLUTION# 2025-090	1101
	12/31/2025	001-1905-559.49-06	($450)	1) ECON DEV - CONFERENCE DECEMBER CLEANUP	1367
		001-1905-559.55-00	$450		
		001-1905-559.49-06	($500)	1) ECON DEV SPEC - PHONE DECEMBER CLEANUP	1367
		001-1905-559.41-00	$500		
	01/13/2026	001-1905-559.83-11	$9,359	FY25 UPSTART CARRYFORWARD RESOLUTION# 2026-004	1561
3	**Total Budget Amendments/Transfers**		**Division 1905 Total**	**$414,230**	
1906 - COMMUNICATION/GRANTS					
1906 - COMMUNICATION/ GRANTS	11/01/2025	001-1906-513.34-00	$5,795	PO#82871 142 PRODUCTIONS RESOLUTION# 2025-089	815
	12/09/2025	001-1906-513.34-00	$51,000	GRANT WRITING SERVICES RESOLUTION# 2025-096	1097
2	**Total Budget Amendments/Transfers**		**Division 1906 Total**	**$56,795**	
1990 - LEISURE SERVICES					
1990 - LEISURE SERVICES	01/30/2026	001-1990-574.14-00	$500	3) COVER OVERTIME JANUARY CLEANUP	1793
		001-1990-574.23-04	($500)		
1	**Total Budget Amendments/Transfers**		**Division 1990 Total**	**$0**	
2100 - POLICE ADMIN/OPERATIONS					
2100 - POLICE	11/01/2025	001-2100-521.56-15	$11,250	PO#82798 HRTM CONSULTING	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
ADMIN/OPERATIONS	11/01/2025			RESOLUTION# 2025-089	
		001-2100-521.52-00	$500	PO#83073 COCOA KENNELS RESOLUTION# 2025-089	815
		001-2100-521.52-00	$256	PO#83092 FEDERAL EASTERN RESOLUTION# 2025-089	815
		001-2100-521.52-00	$9,657	PO#83240 FEDERAL EASTERN RESOLUTION# 2025-089	815
		001-2100-521.52-02	$94	PO#83424 BLUE LINE INNOV. RESOLUTION# 2025-089	815
		001-2100-521.52-02	$820	PO#83765 MES SERVICE RESOLUTION# 2025-089	815
		001-2100-521.46-02	$8,293	PO#83785 OVATION CONST. RESOLUTION# 2025-089	815
		001-2100-521.64-00	$66,908	PO#83867 ALAN J CHEVROLET RESOLUTION# 2025-089	815
		001-2100-521.52-00	$4,199	PO#83919 RTS TACTICAL RESOLUTION# 2025-089	815
		001-2100-521.52-00	$258	PO#83994 SIRCHIE ACQUISTN RESOLUTION# 2025-089	815
		001-2100-521.52-00	$88	PO#84002 SIRCHIE ACQUISTN RESOLUTION# 2025-089	815
		001-2100-521.52-00	$624	PO#84014 EVIDENT, INC RESOLUTION# 2025-089	815
		001-2100-521.52-00	($2,500)	3) PD AWARDS BANQUET OCTOBER CLEANUP	631
		001-2100-521.49-00	$2,500		
		001-2100-521.64-00	$2,080	8) AFIS MACHINE SHOREUP OCTOBER	897

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
	11/01/2025			CLEANUP	
	12/01/2025	001-2100-521.64-00	($4,988)	2) ALS NOT CAPITAL PURCH. NOVEMBER CLEANUP	1084
		001-2100-521.52-00	$4,988		
	12/09/2025	001-2100-521.56-15	$2,474	AXON DOCKING STATIONS CLERK'S JOURNAL 12.09.25	1095
	12/15/2025	001-2100-521.14-00	$88,000	CCRA POLICE OVERTIME RESOLUTION# 2025-095	1098
	12/31/2025	001-2100-521.56-15	$36,515	3) AXON SOFTWARE COSTS DECEMBER CLEANUP	1367
		001-2100-521.52-00	($36,515)		
	01/30/2026	001-2100-521.12-00	($720)	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		001-2100-521.12-12	$720		
		001-2100-521.12-06	($5,000)	3) SPLIT SPEC. DETAIL PAY JANUARY CLEANUP	1793
	02/10/2026	001-2100-521.52-40	$11,433	BPV2024-FY25 BUDGET ROLL RESOLUTION# 2026-009	1966
		001-2100-521.52-40	$735	COVER VEST COST INCREASE RESOLUTION# 2026-009	1966
		001-2100-521.52-00	($735)		
		001-2100-521.14-00	$14,012	FY25 BUDGET ROLL RESOLUTION# 2026-009	1966
7	**Total Budget Amendments/Transfers**		**Division 2100 Total**	**$215,946**	
2101 - POLICE COMMUNICATIONS					
2101 - POLICE COMMUNICATIONS	11/01/2025	001-2101-521.64-00	($2,080)	REVERSE - 8) AFIS MACHINE OCTOBER CLEANUP	897

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
2101 - POLICE COMMUNICATIONS	11/01/2025	001-2101-521.64-00	$2,080	8) AFIS MACHINE SHOREUP OCTOBER CLEANUP	631
		001-2101-521.46-00	($2,080)		
	12/09/2025	001-2101-521.56-15	($2,474)	AXON DOCKING STATIONS CLERK'S JOURNAL 12.09.25	1095
	01/30/2026	001-2101-521.12-00	($2,711)	3) COVER ACCRUAL PAYOUTS JANUARY CLEANUP	1793
		001-2101-521.12-12	$2,711		
		001-2101-521.12-06	$5,000	3) SPLIT SPEC. DETAIL PAY JANUARY CLEANUP	1793
3	**Total Budget Amendments/Transfers**		**Division 2101 Total**	**$446**	
2200 - FIRE ADMINISTRATION					
2200 - FIRE ADMINISTRATION	11/01/2025	001-2200-522.52-02	$1,283	PO#81593 READS UNIFORMS RESOLUTION# 2025-089	815
		001-2200-522.34-00	$960	PO#83043 PDCS, LLC RESOLUTION# 2025-089	815
	01/30/2026	001-2200-522.24-00	($494)	3) 1-TIME SPEC. DETAIL JANUARY CLEANUP	1793
		001-2200-522.12-06	$494		
2	**Total Budget Amendments/Transfers**		**Division 2200 Total**	**$2,243**	
2201 - FIRE OPERATIONS					
2201 - FIRE OPERATIONS	11/01/2025	001-2201-522.64-00	$1,500,000	PO#80739 SUTPHEN CORP. RESOLUTION# 2025-089	815
		001-2201-522.52-02	$15,315	PO#81593 READS UNIFORMS RESOLUTION# 2025-089	815
		001-2201-522.34-00	$1,001	PO#83300 BC PROP. APPRSR.	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
2201 - FIRE OPERATIONS	11/01/2025			RESOLUTION# 2025-089	
		001-2201-522.46-03	$2,169	PO#83559 S FL EMRGNCY VEH RESOLUTION# 2025-089	815
		001-2201-522.64-15	$3,720	PO#83634 TYLER TECHNOLOGY RESOLUTION# 2025-089	815
		001-2201-522.64-15	$324,543	PO#83821 MOTOROLA SOLUTNS RESOLUTION# 2025-089	815
		001-2201-522.52-00	$3,752	PO#83985 BENNET FIRE PROD RESOLUTION# 2025-089	815
	12/01/2025	001-2201-522.52-02	($8,252)	4)EXCESS OF FY25 PO#81593 NOVEMBER CLEANUP	1084
	12/31/2025	001-2201-522.52-00	($500)	5)COVER INVOICE SHORTFALL DECEMBER CLEANUP	1367
		001-2201-522.52-10	$500		
	01/13/2026	001-2201-522.64-15	$429	ENCODER INTERFACE INSTALL RESOLUTION# 2026-004	1561
	01/30/2026	001-2201-522.12-12	$19,779	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		001-2201-522.12-00	($19,779)		
		001-2201-522.41-00	$2,063	7)COVER CHARTER SHORTFALL JANUARY CLEANUP	1793
		001-2201-522.55-00	($2,063)		
		001-2201-522.55-00	($4,681)	9)COVER VERIZON SHORTFALL JANUARY CLEANUP	1793
		001-2201-522.41-00	$4,681		
5	**Total Budget Amendments/Transfers**		**Division 2201 Total**	**$1,842,677**	
3200 - ADMINISTRATION					

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3200 - ADMINISTRATION	01/13/2026	001-3200-515.61-00	$241,379	VILLAGE PARKING RESOLUTION# 2026-004	1561
1	**Total Budget Amendments/Transfers**		**Division 3200 Total**	**$241,379**	
3232 - CODE ENFORCEMENT					
3232 - CODE ENFORCEMENT	11/01/2025	001-3232-524.52-00	($1,669)	10) CITIZENSERVE LICENSE OCTOBER CLEANUP	631
		001-3232-524.56-15	$1,669		
	01/30/2026	001-3232-524.12-00	($2,407)	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		001-3232-524.12-12	$2,407		
2	**Total Budget Amendments/Transfers**		**Division 3232 Total**	**$0**	
3500 - ADMINISTRATION					
3500 - ADMINISTRATION	11/01/2025	001-3500-519.56-15	$13,000	2) IWORQ SOFTWARE COST OCTOBER CLEANUP	631
1	**Total Budget Amendments/Transfers**		**Division 3500 Total**	**$13,000**	
3510 - STREET MANAGEMENT					
3510 - STREET MANAGEMENT	10/14/2025	001-3510-541.64-00	$0	FY 26 VEHICLE PURCHASES RESOLUTION# 2025-073	230
	11/01/2025	001-3510-541.63-00	$14,595	PO#83617 FAUSNIGHT STRIPE RESOLUTION# 2025-089	815
		001-3510-541.46-00	$3,424		
		001-3510-541.46-00	$18,700	PO#83901 JMD GLOBAL DVLPR RESOLUTION# 2025-089	815
		001-3510-541.46-00	$20,000	PO#84066 GRAYBAR ELECTRIC	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3510 - STREET MANAGEMENT	11/01/2025			RESOLUTION# 2025-089	
		001-3510-541.46-00	($13,000)	2) IWORQ SOFTWARE COST OCTOBER CLEANUP	631
	01/30/2026	001-3510-541.46-00	($797)	9)COVER VERIZON SHORTFALL JANUARY CLEANUP	1793
		001-3510-541.41-00	$797		
3	**Total Budget Amendments/Transfers**		**Division 3510 Total**	**$43,719**	
3520 - PARKS & BEAUTIFICATION					
3520 - PARKS & BEAUTIFICATION	10/14/2025	001-3520-572.64-07	$315,000	SPECIAL ACCESS EQUIPMENT RESOLUTION# 2025-075	236
	10/28/2025	001-3520-572.46-00	($29,780)	DESIGN OF FITNESS COURT RESOLUTION# 2025-079	445
		001-3520-572.64-07	$29,780		
		001-3520-572.64-00	$57,807		
		001-3520-572.46-02	($57,807)	DESIGN OF MINI PITCH RESOLUTION# 2025-079	445
		001-3520-572.64-00	$99,539	SPECIAL ACCESS EQUIPMENT RESOLUTION# 2025-078	446
	11/01/2025	001-3520-572.63-07	$169,774	PO#82625 DOUG WILSON ETRP RESOLUTION# 2025-089	815
		001-3520-572.46-00	$4,096	PO#84088 NAIL FARMS INC. RESOLUTION# 2025-089	815
	11/17/2025	001-3520-572.64-07	($29,780)	DESIGN OF FITNESS COURT CORRECTION OF BAF26-012-T	670
		001-3520-572.64-00	$29,780	DESIGN OF MINI PITCH CORRECTION OF BAF26-012-T	670

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3520 - PARKS & BEAUTIFICATION	12/31/2025	001-3520-572.56-15	$22,513	2) FIBER LINE - STRADLEY DECEMBER CLEANUP	1367
		001-3520-572.46-00	($36,313)	2) FIBER LINE BORING DECEMBER CLEANUP	1367
		001-3520-572.56-15	$6,080	2) FIBER LINE- CARL ANDER DECEMBER CLEANUP	1367
		001-3520-572.56-15	$7,720	2) FIBER LINE- JUNNY RIOS DECEMBER CLEANUP	1367
	01/13/2026	001-3520-572.63-07	$67,023	LEE WENNER PARK RESOLUTION# 2026-004	1561
		001-3520-572.63-07	($102,648)	LEE WENNER PARK RETAINAGE RESOLUTION# 2026-004	1561
6	**Total Budget Amendments/Transfers**		**Division 3520 Total**	**$552,784**	
3540 - PUBLIC WORKS- FLEET MAINT					
3540 - PUBLIC WORKS-FLEET MAINT	12/09/2025	001-3540-519.63-07	$3,366	FUEL CANOPY BF (1.86%) RESOLUTION# 2025-093	1099
		001-3540-519.63-07	$92,563	FUEL CANOPY GF (51.24%) RESOLUTION# 2025-093	1099
		001-3540-519.63-07	$7,293	FUEL CANOPY SW (4.04%) RESOLUTION# 2025-093	1099
		001-3540-519.63-07	$77,416	FUEL CANOPY W/S (42.86%) RESOLUTION# 2025-093	1099
1	**Total Budget Amendments/Transfers**		**Division 3540 Total**	**$180,638**	
3560 - FACILITY MANAGEMENT					

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3560 - FACILITY MANAGEMENT	11/01/2025	001-3560-519.46-02	$4,528	PO#83651 DOUG WILSON ENTE RESOLUTION# 2025-089	815
		001-3560-519.46-02	$15,986	PO#84027 DOUG WILSON ENTE RESOLUTION# 2025-089	815
		001-3560-519.52-00	$7,579	PO#84047 A.B.I. RESOLUTION# 2025-089	815
		001-3560-519.62-00	$286,831	PO#84079 W&J CONSTRUCTION RESOLUTION# 2025-089	815
		001-3560-519.46-02	$7,500	PO#84081 OVERHEAD DOOR CO RESOLUTION# 2025-089	815
		001-3560-519.31-00	$11,455	PO#84082 ARCHITECTS RZK RESOLUTION# 2025-089	815
		001-3560-519.62-00	$3,873	PO#84083 ARCHITECTS RZK RESOLUTION# 2025-089	815
		001-3560-519.46-00	$3,916	PO#84086 SWIFT BROTHERS RESOLUTION# 2025-089	815
		001-3560-519.46-02	$2,900	PO#84091 DITMER AIR& HEAT RESOLUTION# 2025-089	815
		001-3560-519.46-02	$2,793	PO#84092 DITMER AIR& HEAT RESOLUTION# 2025-089	815
		001-3560-519.46-02	$10,731	PO#84095 TRANE US INC. RESOLUTION# 2025-089	815
		001-3560-519.46-02	$7,666	PO#84098 DITMER AIR& HEAT RESOLUTION# 2025-089	815
	01/13/2026	001-3560-519.46-00	($100,000)	ELECTRICTY FOR D4 PARKS SEE 1-13 CLERK'S JOURNAL	1570
		001-3560-519.43-00	$200,000		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3560 - FACILITY MANAGEMENT	01/13/2026	001-3560-519.46-02	($100,000)	ELECTRICTY FOR D4 PARKS SEE 1-13 CLERK'S JOURNAL	1570
		001-3560-519.64-00	$26,161	RIVERFRONT ELECTRIC PANEL RESOLUTION# 2026-004	1561
		001-3560-519.62-00	$44,596	STRADLEY CONCESSION STAND RESOLUTION# 2026-004	1561
	01/30/2026	001-3560-519.13-00	($28,708)	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		001-3560-519.12-12	$28,708		
3	**Total Budget Amendments/Transfers**		**Division 3560 Total**	**$436,515**	
3580 - CAPITAL PROJECTS MNGMT					
3580 - CAPITAL PROJECTS MNGMT	01/13/2026	001-3580-519.63-07	$85,000	JUNNY RIOS PARK IMPRVMNTS RESOLUTION# 2026-004	1561
		001-3580-519.64-00	$553,458		
1	**Total Budget Amendments/Transfers**		**Division 3580 Total**	**$638,458**	
13	**Total Budget Amendments/Transfers**		**GENERAL FUND**	**$4,844,828**	
3240 - HOUSING GRANTS					
3240 - HOUSING GRANTS	01/13/2026	103-3240-581.91-08	$5,122	FY25 CDBG - EXCESS ADMIN RESOLUTION# 2026-006	1571
		103-3240-581.91-08	$12,888	FY25 CDBG - SEC 108 LOAN RESOLUTION# 2026-006	1571
		103-3240-554.83-09	$14,068	FY25 CARRY FORWARD CV RESOLUTION# 2026-006	1571
		103-3240-554.83-11	$45,720	FY25 CARRY FORWARD CV-3	1571

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3240 - HOUSING GRANTS	01/13/2026			RESOLUTION# 2026-006	
		103-3240-554.51-00	($338)	SHORE UP FY26 AWARD RESOLUTION# 2026-006	1571
		103-3240-581.91-08	($13,575)		
	02/10/2026	103-3240-581.91-08	$106	FY25 PROG INCOME INTEREST RESOLUTION# 2026-009	1966
		103-3240-581.91-08	$9,475	FY25 PROGRAM INCOME RESOLUTION# 2026-009	1966
		103-3240-581.91-08	$4,428	FY25 PROGRAM INTEREST RESOLUTION# 2026-009	1966
		103-3240-554.23-09	$1	UPDATE ADMIN ALLOCATION RESOLUTION# 2026-009	1966
		103-3240-554.24-00	($10)		
		103-3240-554.27-00	($249)		
		103-3240-554.12-00	($8,528)		
		103-3240-554.23-08	($7)		
		103-3240-554.22-00	($784)		
		103-3240-554.13-00	$10,771		
		103-3240-554.51-00	($162)		
		103-3240-554.21-00	$153		
		103-3240-554.23-04	($1,132)		
		103-3240-554.23-00	($12)		
		103-3240-554.23-07	($41)		
2	**Total Budget Amendments/Transfers**		**Division 3240 Total**	**$77,894**	

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
2	**Total Budget Amendments/Transfers**		**CDBG**	**$77,894**	
3240 - HOUSING GRANTS					
3240 - HOUSING GRANTS	11/01/2025	104-3240-554.83-23	$53,880	PO#79508 C.H. INITIATIVE RESOLUTION# 2025-089	815
	02/10/2026	104-3240-554.83-22	$100,920	FY23 1ST TIME BUY LESS PO RESOLUTION# 2026-009	1966
		104-3240-554.83-22	$12,747	FY23+PRIOR CHDO CRRYFRWRD RESOLUTION# 2026-009	1966
		104-3240-581.91-01	$1,116	FY23/FY24 HOME ADMIN RESOLUTION# 2026-009	1966
		104-3240-554.83-22	$11,407	FY24 CHDO CARRY FORWARD RESOLUTION# 2026-009	1966
		104-3240-554.83-22	$9,738	FY25 CHDO CARRY FORWARD RESOLUTION# 2026-009	1966
		104-3240-554.83-00	$176	FY25 PROGRAM INTEREST RESOLUTION# 2026-009	1966
		104-3240-554.83-00	$1,121	FY25 REMAINING ADMIN RESOLUTION# 2026-009	1966
		104-3240-554.83-22	$48,693	FY25 1ST TIME HOME BUYER RESOLUTION# 2026-009	1966
		104-3240-554.83-22	($57)	REDUCE TO ACTUAL ALLOC RESOLUTION# 2026-009	1966
		104-3240-554.51-00	($100)		
		104-3240-554.83-23	($30,748)		
		104-3240-554.12-00	($2,835)	UPDATE ADMIN ALLOCATION RESOLUTION# 2026-009	1966

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3240 - HOUSING GRANTS	02/10/2026	104-3240-554.27-00	($76)	UPDATE ADMIN ALLOCATION RESOLUTION# 2026-009	1966
		104-3240-554.23-00	($3)		
		104-3240-554.22-00	($240)		
		104-3240-554.23-04	($343)		
		104-3240-554.23-07	($14)		
		104-3240-554.13-00	$3,952		
		104-3240-554.23-08	($2)		
		104-3240-554.21-00	$79		
		104-3240-554.23-09	$1		
		104-3240-554.39-00	($1,728)		
		104-3240-554.24-00	($2)		
2	**Total Budget Amendments/Transfers**		**Division 3240 Total**	**$207,682**	
2	**Total Budget Amendments/Transfers**		**BREVARD COUNTY HOME**	**$207,682**	
3240 - HOUSING GRANTS					
3240 - HOUSING GRANTS	11/01/2025	105-3240-554.83-00	$3,375	PO#81863 GREEN LEAF HOME RESOLUTION# 2025-089	815
		105-3240-554.83-00	$205	PO#83871 GREEN LEAF HOME RESOLUTION# 2025-089	815
	02/10/2026	105-3240-554.83-00	$14,691	FY23 HHRP IAN/NICOLE RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$3,634	FY23 PROGRAM INTEREST RESOLUTION# 2026-009	1966

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3240 - HOUSING GRANTS	02/10/2026	105-3240-554.83-00	$180,715	FY24 CARRYFORWARD LESS PO RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$101	FY24 HHRP IAN/NICOLE RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$1,658	FY24 PROGRAM INCOME RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$7,203	FY24 PROGRAM INTEREST RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$2,004	FY25 EXCESS ADMIN CRRYFWD RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$133,515	FY25 HUD CARRY FORWARD RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$303	FY25 PROG INCOME INTEREST RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$13,729	FY25 PROGRAM INCOME RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$19,259	FY25 PROGRAM INTEREST RESOLUTION# 2026-009	1966
		105-3240-554.27-00	($287)	UPDATE ADMIN ALLOCATION RESOLUTION# 2026-009	1966
		105-3240-554.12-00	($8,805)		
		105-3240-554.23-08	($8)		
		105-3240-554.13-00	$10,194		
		105-3240-554.23-00	($9)		
		105-3240-554.21-00	$84		
		105-3240-554.23-07	($46)		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3240 - HOUSING GRANTS	02/10/2026	105-3240-554.23-09	($1)	UPDATE ADMIN ALLOCATION RESOLUTION# 2026-009	1966
		105-3240-554.22-00	$185		
		105-3240-554.23-04	($1,307)		
2	**Total Budget Amendments/Transfers**		**Division 3240 Total**	**$380,392**	
2	**Total Budget Amendments/Transfers**		**SHIP/HOUSING ASSISTANCE**	**$380,392**	
3200 - ADMINISTRATION					
3200 - ADMINISTRATION	10/14/2025	107-3200-524.56-15	$704	SAMSARA RESOLUTION# 2025-074	231
		107-3200-524.71-35	($697)		
		107-3200-524.72-35	($33)		
		107-3200-524.49-00	$26		
	12/09/2025	107-3200-581.91-01	$3,366	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	1099
	12/31/2025	107-3200-524.56-15	$7,903	TEMPORARY TOUGHBOOK FUNDS	1431
		107-3200-524.34-00	($16,388)		
	01/13/2026	107-3200-524.56-15	($7,903)	REPLINISH CONTRACT SRVCS RESOLUTION# 2026-005	1569
		107-3200-524.34-00	$16,388		
		107-3200-524.56-15	$8,000	TOUGH BOOKS RESOLUTION# 2026-005	1569
	01/30/2026	107-3200-524.12-00	$41,641	3) MOVE DROP SALARIES JANUARY CLEANUP	1793
		107-3200-524.14-00	$3,000		
		107-3200-524.13-00	($44,641)		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
5	**Total Budget Amendments/Transfers**		**Division 3200 Total**	**$11,366**	
3232 - CODE ENFORCEMENT					
3232 - CODE ENFORCEMENT	10/14/2025	107-3232-524.64-00	$58,298	FY 26 VEHICLE PURCHASES RESOLUTION# 2025-073	230
	12/31/2025	107-3232-524.56-15	$8,485	TEMPORARY TOUGHBOOK FUNDS	1431
	01/13/2026	107-3232-524.56-15	($8,485)	REPLINISH CONTRACT SRVCS RESOLUTION# 2026-005	1569
		107-3232-524.56-15	$11,808	TOUGH BOOKS RESOLUTION# 2026-005	1569
	02/10/2026	107-3232-524.55-00	$1,500	2 BLDG CODE ENF OFFICERS RESOLUTION# 2026-069	1985
		107-3232-524.40-00	$2,500		
		107-3232-524.46-03	$1,000		
		107-3232-524.52-30	$1,000		
		107-3232-524.52-02	$1,000		
		107-3232-524.54-00	$500		
		107-3232-524.42-00	$2,000		
		107-3232-524.41-00	$2,000		
4	**Total Budget Amendments/Transfers**		**Division 3232 Total**	**$81,606**	
6	**Total Budget Amendments/Transfers**		**BUILDING PERMITS**	**$92,972**	
3240 - HOUSING GRANTS					
3240 - HOUSING	01/13/2026	108-3240-517.71-00	$18,010	FY25 CARRY FORWARD CDBG	1571

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
GRANTS	01/13/2026			RESOLUTION# 2026-006	
		108-3240-517.71-00	($13,575)	SHORE UP FY26 AWARD RESOLUTION# 2026-006	1571
	02/10/2026	108-3240-517.71-00	$14,009	FY25 & PRIOR PROG INC+INT RESOLUTION# 2026-009	1966
2	**Total Budget Amendments/Transfers**		**Division 3240 Total**	**$18,444**	
2	**Total Budget Amendments/Transfers**		**SEC 108 LOAN GUARANTEE**	**$18,444**	
3230 - CRA ADMIN/OPERATIONS					
3230 - CRA ADMIN/OPERATIONS	10/28/2025	110-3230-559.63-07	$180,000	T-DOCKS DESIGN RESOLUTION# CCRA2025-947	520
	11/01/2025	110-3230-559.63-00	$1,704	PO#77934 INFRA SOLTN SRVC RESOLUTION# 2025-089	815
		110-3230-517.71-31	$27	PO#83115 COCOA VILL PRTNR RESOLUTION# 2025-089	815
		110-3230-559.63-00	$86,580	PO#83823 MYRA PLANNING RESOLUTION# 2025-089	815
	11/18/2025	110-3230-559.39-00	($1,494,500)	DAYSLIP FIND MATCH PHASE2 RES# CCRA-2025-932	895
		110-3230-581.91-34	$1,494,500		
	12/01/2025	110-3230-559.64-15	$35,630	PARK SECURITY CAMERAS RES# CCRA-2025-1083	922
		110-3230-559.71-00	($62,211)	5) SHORE UP POSTAGE LEASE NOVEMBER CLEANUP	1084
		110-3230-559.72-00	($1,834)		
		110-3230-517.71-31	$46,004		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3230 - CRA ADMIN/OPERATIONS	12/01/2025	110-3230-517.72-31	$14,173	5) SHORE UP POSTAGE LEASE NOVEMBER CLEANUP	1084
		110-3230-559.40-00	$3,868	5) SHORE UP TRAVEL NOVEMBER CLEANUP	1084
	12/15/2025	110-3230-581.91-01	$88,000	CCRA POLICE OVERTIME RES# CCRA-2025-1085	1098
	01/13/2026	110-3230-559.63-00	$50,000	CV WAYFINDING & SIGNAGE RESOLUTION# 2026-004	1561
		110-3230-559.63-07	$4,501	PARK FENCING RESOLUTION# 2026-004	1561
		110-3230-559.64-00	$23,993	PARK LIGHTING & CAMERAS RESOLUTION# 2026-004	1561
		110-3230-559.63-00	$653,518	VILLAGE STREET PARKING RESOLUTION# 2026-004	1561
	02/04/2026	110-3230-559.39-00	($51,044)	SHORE UP COUNTY TIF REV RES# CCRA 2026-001	1833
		110-3230-559.39-00	($9,388)	SHORE UP D4 PARK TIF REV RES# CCRA 2026-001	1833
7	**Total Budget Amendments/Transfers**		**Division 3230 Total**	**$1,063,521**	
7	**Total Budget Amendments/Transfers**		**CRA COCOA RDA**	**$1,063,521**	
3230 - CRA ADMIN/OPERATIONS					
3230 - CRA ADMIN/OPERATIONS	11/01/2025	111-3230-559.83-00	$500	PO#80786 STEVENSON LAND RESOLUTION# 2025-089	815
		111-3230-559.83-00	$850	PO#80815 SHERWIN WILLIAMS	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3230 - CRA ADMIN/OPERATIONS	11/01/2025			RESOLUTION# 2025-089	
		111-3230-559.83-00	$500	PO#80838 STEVENSON LAND RESOLUTION# 2025-089	815
		111-3230-559.83-00	$850	PO#80848 SHERWIN WILLIAMS RESOLUTION# 2025-089	815
		111-3230-559.83-00	$500	PO#80894 STEVENSON LAND RESOLUTION# 2025-089	815
		111-3230-559.83-00	$500	PO#82788 STEVENSON LAND RESOLUTION# 2025-089	815
		111-3230-559.83-00	$4,320	PO#84099 BC CTY COMMISION RESOLUTION# 2025-089	815
	01/13/2026	111-3230-559.63-00	$141,226	BUS STOP SHELTERS RESOLUTION# 2026-004	1561
		111-3230-559.83-11	$37,500	FY25 UPSTART CARRYFORWARD RESOLUTION# 2026-004	1561
		111-3230-559.63-00	$50,000	PROVOST/GILMORE DEVELPMNT RESOLUTION# 2026-004	1561
		111-3230-559.63-00	$50,000	RESURFACE STAMPED PAVEMNT RESOLUTION# 2026-004	1561
	01/26/2026	111-3230-559.39-00	($48,600)	SHORE UP COUNTY TIF REV RES# DSCRA 2026-001	1739
		111-3230-559.39-00	$866	SHORE UP D4 PARK TIF REV RES# DSCRA 2026-001	1739
3	**Total Budget Amendments/Transfers**		**Division 3230 Total**	**$239,012**	
3	**Total Budget**		**CRA DIAMOND**	**$239,012**	

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
	Amendments/Transfers		**SQUARE 626**		
2100 - POLICE ADMIN/OPERATIONS					
2100 - POLICE ADMIN/OPERATIONS	12/09/2025	143-2100-521.64-00	$6,099	PD GYM EQUIPMENT RESOLUTION# 2025-086	1096
		143-2100-521.52-00	$13,901		
	12/31/2025	143-2100-521.64-00	$1,499	7) GYM EQUIPMENT DELIVERY DECEMBER CLEANUP	1367
		143-2100-521.52-00	($1,499)		
2	**Total Budget Amendments/Transfers**		**Division 2100 Total**	**$20,000**	
2	**Total Budget Amendments/Transfers**		**FEDERAL FORFEITURE FUND**	**$20,000**	
3580 - CAPITAL PROJECTS MNGMT					
3580 - CAPITAL PROJECTS MNGMT	11/18/2025	304-3580-572.63-00	$1,494,500	DAYSLIP FIND GRANT PHASE2 RESOLUTION# 2025-084	893
		304-3580-572.63-00	$1,494,500	DAYSLIP FIND MATCH PHASE2 RESOLUTION# 2025-084	895
1	**Total Budget Amendments/Transfers**		**Division 3580 Total**	**$2,989,000**	
1	**Total Budget Amendments/Transfers**		**DAY SLIPS / REVETMENT**	**$2,989,000**	
1506 - INVENTORY					
1506 - INVENTORY	11/01/2025	421-1506-536.56-15	$1,028	5) WAREHOUSE SCANNER OCTOBER CLEANUP	631
		421-1506-536.46-00	($1,028)		
1	**Total Budget Amendments/Transfers**		**Division 1506 Total**	**$0**	

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1515 - UTILITY SUPPORT SERVICES					
1515 - UTILITY SUPPORT SERVICES	11/01/2025	421-1515-536.64-00	$12,309	1) MDX CAPITAL PURCHASE OCTOBER CLEANUP	631
		421-1515-536.52-00	($12,309)		
	01/30/2026	421-1515-536.12-12	$3,567	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		421-1515-536.12-00	($3,567)		
		421-1515-536.52-00	($258)	4)COVER OTHER CHARGES&OBL JANUARY CLEANUP	1793
		421-1515-536.49-00	$258		
2	**Total Budget Amendments/Transfers**		**Division 1515 Total**	**$0**	
4010 - WATER ADMINISTRATION					
4010 - WATER ADMINISTRATION	10/14/2025	421-4010-536.49-00	$326	SAMSARA RESOLUTION# 2025-074	231
		421-4010-536.56-15	$38,309		
	11/01/2025	421-4010-536.31-01	$3,537	PO#77360 DELAPARTE & GIL RESOLUTION# 2025-089	833
		421-4010-536.31-00	$15,270	PO#78424 STANTEC CNSLTNG RESOLUTION# 2025-089	833
		421-4010-536.31-01	$13,440	PO#78979 GARNGANESE, WEIS RESOLUTION# 2025-089	833
		421-4010-536.34-00	$32,929	PO#82935 US GEOLOGICAL SU RESOLUTION# 2025-089	833
		421-4010-536.31-00	$11,808	PO#82974 STANTEC CNSLTNG RESOLUTION# 2025-089	833
		421-4010-536.46-00	$5,000	11) REPLACE LAB ICE MAKER OCTOBER CLEANUP	631
		421-4010-536.34-00	($5,000)		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4010 - WATER ADMINISTRATION	11/01/2025	421-4010-536.34-00	($8,950)	4)CLEARGOV BUDGET 50% UT OCTOBER CLEANUP	631
		421-4010-536.56-15	$8,950		
	12/01/2025	421-4010-536.49-00	$3,200	7) AGENT FEES NOVEMBER CLEANUP	1084
		421-4010-536.73-00	($3,200)		
		421-4010-536.73-00	($100)	7) REDEMPTION FEES NOVEMBER CLEANUP	1084
		421-4010-536.49-00	$100		
	12/09/2025	421-4010-581.91-01	$77,416	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	1099
		421-4010-536.39-00	($77,416)		
	02/10/2026	421-4010-536.39-00	($59,400)	CAROLLO WRF SERVICES RESOLUTION# 2026-066	1983
		421-4010-536.39-00	($166,787)	TRANSFORMER PURCHASE RESOLUTION# 2026-023	1980
5	**Total Budget Amendments/Transfers**		**Division 4010 Total**	**($110,568)**	
4020 - DYAL PLANT					
4020 - DYAL PLANT	11/01/2025	421-4020-536.31-03	$2,070	PO#79792 JACOBS ENGNRNG RESOLUTION# 2025-089	833
		421-4020-536.31-03	$5,111	PO#82308 HDR ENGINEERING RESOLUTION# 2025-089	833
		421-4020-536.31-27	$245,419	PO#83151 HDR ENGINEERING RESOLUTION# 2025-089	833
		421-4020-536.34-00	$8,900	PO#83275 BIO-TECH CONSULT RESOLUTION# 2025-089	833
		421-4020-536.46-00	$25,368	PO#83456 FLUID CONTROL SP RESOLUTION# 2025-089	833

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4020 - DYAL PLANT	11/01/2025	421-4020-536.56-15	$769	PO#83540 CDW GOVERNMENT RESOLUTION# 2025-089	833
		421-4020-536.64-00	$17,423	PO#83875 VIABLE TECH RESOLUTION# 2025-089	833
		421-4020-536.46-02	$289,839	PO#83946 HAMILTON ROOFING RESOLUTION# 2025-089	833
		421-4020-536.63-07	$48,736	PO#84072 DAVE'S FENCE RESOLUTION# 2025-089	833
	01/12/2026	421-4020-536.62-00	($115,500)	5 HSP#1 EXHAUST FANS CORRECT EQUIPMENT ACCOUNT	1572
		421-4020-536.64-00	$115,500		
	01/13/2026	421-4020-536.64-15	$18,992	SCADA SERVER UPGRADE RESOLUTION# 2026-004	1561
	01/30/2026	421-4020-536.64-00	$37,276	2) SHORTFALL ON MAG METER JANUARY CLEANUP	1793
		421-4020-536.52-09	($37,276)		
		421-4020-536.12-00	($897)	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		421-4020-536.12-12	$897		
		421-4020-536.13-00	$43,926	3) EMPLOYEE ENTERING DROP JANUARY CLEANUP	1793
		421-4020-536.12-00	($43,926)		
		421-4020-536.52-02	$1,200	6) NEW EMPLOYEE JACKETS JANUARY CLEANUP	1793
		421-4020-536.52-00	($1,200)		
		421-4020-536.41-00	$5,701	7)COVER CHARTER SHORTFALL JANUARY CLEANUP	1793
		421-4020-536.43-00	($5,701)		
	02/10/2026	421-4020-536.64-00	$15,163	TRANSFORMER PURCH CONTING RESOLUTION# 2026-023	1980

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4020 - DYAL PLANT	02/10/2026	421-4020-536.64-00	$151,624	TRANSFORMER PURCHASE RESOLUTION# 2026-023	1980
5	**Total Budget Amendments/Transfers**		**Division 4020 Total**	**$829,414**	
4025 - WATER FIELD OPERATIONS					
4025 - WATER FIELD OPERATIONS	11/01/2025	421-4025-536.46-00	$37,504	PO#82598 GOODSON PAVING RESOLUTION# 2025-089	833
		421-4025-536.46-00	$5,952	PO#83647 FERGUSON ENTRPRS RESOLUTION# 2025-089	833
		421-4025-536.46-00	$47,501	PO#83791 FERGUSON ENTRPRS RESOLUTION# 2025-089	833
		421-4025-536.46-00	$32,521	PO#83982 FERGUSON ENTRPRS RESOLUTION# 2025-089	833
		421-4025-536.46-00	$22,694	PO#83992 CORE & MAIN RESOLUTION# 2025-089	833
		421-4025-536.46-00	$2,700	PO#84052 FERGUSON ENTRPRS RESOLUTION# 2025-089	833
		421-4025-536.46-00	$6,491	PO#84056 FERGUSON ENTRPRS RESOLUTION# 2025-089	833
		421-4025-536.46-02	$4,694	PO#84068 TECH SYSTEMS INC RESOLUTION# 2025-089	833
		421-4025-536.46-00	$7,674	PO#84073 CORE & MAIN RESOLUTION# 2025-089	833
		421-4025-536.64-00	$24,610	PO#84097 FLORIDA MASTER T RESOLUTION# 2025-089	833
		421-4025-536.56-15	$29,000	6) INFRAMAP/WATER LICENSE	631

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4025 - WATER FIELD OPERATIONS	11/01/2025	421-4025-536.46-00	($29,000)	OCTOBER CLEANUP	631
	01/13/2026	421-4025-536.64-00	$11,535	WATER METER TEST BENCH RESOLUTION# 2026-004	1561
	01/30/2026	421-4025-536.12-12	$574	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		421-4025-536.12-00	($574)		
		421-4025-536.15-00	$363	3)BI-LINGUAL PAY-HAS MEMO JANUARY CLEANUP	1793
		421-4025-536.12-00	($363)		
3	**Total Budget Amendments/Transfers**		**Division 4025 Total**	**$203,876**	
4055 - ENGINEERING					
4055 - ENGINEERING	11/01/2025	421-4055-536.31-03	$442,471	PO#82114 JACOBS GROUP INC RESOLUTION# 2025-089	833
		421-4055-536.63-00	$198,568	PO#82362 CHA CONSULTING RESOLUTION# 2025-089	833
		421-4055-536.63-00	$109,989	PO#82653 KIMLEY-HORN RESOLUTION# 2025-089	833
	01/13/2026	421-4055-536.63-00	($104,715)	INV #85385-03 ACRRUAL RESOLUTION# 2026-004	1561
2	**Total Budget Amendments/Transfers**		**Division 4055 Total**	**$646,313**	
4120 - SELLERS PLANT					
4120 - SELLERS PLANT	11/01/2025	421-4120-536.46-00	$2,271	PO#83451 GRAYBAR ELECTRIC RESOLUTION# 2025-089	833
		421-4120-536.34-00	$9,750	PO#83579 AERZEN USA CORP RESOLUTION# 2025-089	833

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4120 - SELLERS PLANT	11/01/2025	421-4120-536.46-00	$18,290	PO#84046 THOMPSON PUMP & RESOLUTION# 2025-089	833
	01/13/2026	421-4120-536.64-00	$14,255	COMPRESSOR-BREAKERS-PLUGS RESOLUTION# 2026-004	1561
		421-4120-536.64-00	$14,178	UTILITY CART RESOLUTION# 2026-004	1561
	01/30/2026	421-4120-536.12-12	$1,158	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		421-4120-536.12-00	($1,158)		
		421-4120-536.46-00	($6,200)	5) RPLCMNT AIR COMPRESSOR JANUARY CLEANUP	1793
		421-4120-536.64-00	$6,200		
		421-4120-536.41-00	$60	7)COVER CHARTER SHORTFALL JANUARY CLEANUP	1793
		421-4120-536.46-00	($60)		
	02/10/2026	421-4120-536.31-03	$59,400	CAROLLO WRF SERVICES RESOLUTION# 2026-066	1983
4	**Total Budget Amendments/Transfers**		**Division 4120 Total**	**$118,144**	
4125 - SEWER FIELD OPERATIONS					
4125 - SEWER FIELD OPERATIONS	11/01/2025	421-4125-536.46-00	$29,720	PO#84093 BARNEY'S PUMPS RESOLUTION# 2025-089	833
		421-4125-536.46-00	($5,000)	6) INFRAMAP/WATER LICENSE OCTOBER CLEANUP	631
		421-4125-536.56-15	$5,000		
	01/13/2026	421-4125-536.64-15	$300,000	LIFTSTATION COMMS UPGRADE RESOLUTION# 2026-004	1561
	01/30/2026	421-4125-536.15-00	$121	3)BI-LINGUAL PAY-HAS MEMO JANUARY CLEANUP	1793

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4125 - SEWER FIELD OPERATIONS	01/30/2026	421-4125-536.12-00	($121)	3)BI-LINGUAL PAY-HAS MEMO JANUARY CLEANUP	1793
3	**Total Budget Amendments/Transfers**		**Division 4125 Total**	**$329,720**	
4700 - DEBT SERVICE					
4700 - DEBT SERVICE	10/14/2025	421-4700-591.71-35	($36,922)	SAMSARA RESOLUTION# 2025-074	231
		421-4700-591.72-35	($1,713)		
1	**Total Budget Amendments/Transfers**		**Division 4700 Total**	**($38,635)**	
8	**Total Budget Amendments/Transfers**		**WATER/SEWER FUND**	**$1,978,264**	
3570 - STORMWATER UTILITY					
3570 - STORMWATER UTILITY	10/14/2025	423-3570-538.64-00	$6,440	FY 26 VEHICLE PURCHASES RESOLUTION# 2025-073	230
		423-3570-538.63-00	($6,440)		
		423-3570-538.72-35	($130)	SAMSARA RESOLUTION# 2025-074	231
		423-3570-538.39-00	($1,610)		
		423-3570-538.56-15	$4,527		
		423-3570-538.71-35	($2,787)		
	11/01/2025	423-3570-538.34-00	$300	PO#77832 BEEMATS LLC RESOLUTION# 2025-089	833
		423-3570-538.31-00	$601		
		423-3570-538.34-00	$1	PO#80291 FUTURE HORIZONS RESOLUTION# 2025-089	833
		423-3570-538.34-00	$1	PO#82065 BEEMATS LLC RESOLUTION# 2025-089	833

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3570 - STORMWATER UTILITY	11/01/2025	423-3570-538.34-00	$301	PO#82066 BEEMATS LLC RESOLUTION# 2025-089	833
		423-3570-538.34-00	$1	PO#83266 BEEMATS LLC RESOLUTION# 2025-089	833
		423-3570-538.34-00	$1	PO#83286 BEEMATS LLC RESOLUTION# 2025-089	833
		423-3570-538.63-00	$31,225	PO#83786 KIMLEY-HORN RESOLUTION# 2025-089	833
		423-3570-538.46-00	$4,600	PO#83978 EAST COAST FENCE RESOLUTION# 2025-089	833
		423-3570-538.46-00	$1,794	PO#83979 EAST COAST FENCE RESOLUTION# 2025-089	833
	12/09/2025	423-3570-581.91-01	$7,293	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	1099
	01/13/2026	423-3570-538.63-00	$700	LONDON DITCH DESIGN RESOLUTION# 2026-004	1561
4	**Total Budget Amendments/Transfers**		**Division 3570 Total**	**$46,818**	
4	**Total Budget Amendments/Transfers**		**STORMWATER UTILITY**	**$46,818**	
4020 - DYAL PLANT					
4020 - DYAL PLANT	11/01/2025	424-4020-536.63-00	$105,720	PO#81086 CROM LLC RESOLUTION# 2025-089	833
		424-4020-536.63-07	$8,796	PO#83276 JACOBS GROUP INC RESOLUTION# 2025-089	833
		424-4020-536.62-00	$7,187	PO#83465 JACOBS GROUP INC	833

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4020 - DYAL PLANT	11/01/2025			RESOLUTION# 2025-089	
		424-4020-536.63-07	$615,322	PO#84075 JACOBS GROUP INC RESOLUTION# 2025-089	833
	12/01/2025	424-4020-536.64-00	$0	1) COMBINE PROJECTS NOVEMBER CLEANUP	1084
	01/13/2026	424-4020-536.63-00	$260,000	CAL-FLO POLYMER TANK RESOLUTION# 2026-004	1561
		424-4020-536.64-00	$153,000	JOCKEY HIGH SERVICE PUMPS RESOLUTION# 2026-004	1561
		424-4020-536.63-07	$200,458	REACTOR QUALIFIER 1 & 2 RESOLUTION# 2026-004	1561
		424-4020-536.63-00	$1,338,148		
		424-4020-536.62-00	$1,314	REMODEL OPS BUILDING RESOLUTION# 2026-004	1561
3	**Total Budget Amendments/Transfers**		**Division 4020 Total**	**$2,689,945**	
4025 - WATER FIELD OPERATIONS					
4025 - WATER FIELD OPERATIONS	02/10/2026	424-4025-536.63-63	$830,440	FY25 BUDGET ROLL FEDERAL RESOLUTION# 2026-009	1966
		424-4025-536.63-64	$93,425	FY25 BUDGET ROLL STATE RESOLUTION# 2026-009	1966
1	**Total Budget Amendments/Transfers**		**Division 4025 Total**	**$923,865**	
4055 - ENGINEERING					
4055 - ENGINEERING	10/14/2025	424-4055-536.63-00	$2,547,000	BANANA RIVER CONSTRUCTION RESOLUTION# 2025-071	228

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4055 - ENGINEERING	10/14/2025	424-4055-536.63-00	$254,700	BANANA RIVER CONTINGENCY RESOLUTION# 2025-071	228
	10/17/2025	424-4055-536.63-00	$302,187	BANANA RIVER ENGINEERING RESOLUTION# 2025-072	229
	11/01/2025	424-4055-536.63-00	$25,661	PO#78454 DRMP, INC RESOLUTION# 2025-089	833
		424-4055-536.63-00	$106,454	PO#81190 JACOBS ENGNRNG RESOLUTION# 2025-089	833
		424-4055-536.63-00	$10,568	PO#81348 JACOBS ENGNRNG RESOLUTION# 2025-089	833
		424-4055-536.63-00	$1,016,607	PO#81414 WHARTON SMITH RESOLUTION# 2025-089	833
		424-4055-536.63-00	$43,715	PO#81898 CAROLLO ENGINEER RESOLUTION# 2025-089	833
		424-4055-536.63-00	$35,922	PO#82104 JACOBS ENGNRNG RESOLUTION# 2025-089	833
		424-4055-536.63-00	$2,864,132	PO#82211 ATLANTIC DEVELOP RESOLUTION# 2025-089	833
		424-4055-536.63-00	$2,400,265	PO#82212 ATLANTIC DEVELOP RESOLUTION# 2025-089	833
		424-4055-536.63-00	$200,079	PO#82219 DRMP, INC RESOLUTION# 2025-089	833
		424-4055-536.63-00	$61,517	PO#82220 DRMP, INC RESOLUTION# 2025-089	833
		424-4055-536.63-00	$6,825	PO#82247 JACOBS ENGNRNG RESOLUTION# 2025-089	833

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4055 - ENGINEERING	11/01/2025	424-4055-536.63-00	$22,777	PO#83234 KIMLEY-HORN RESOLUTION# 2025-089	833
		424-4055-536.63-00	$17,635	PO#83268 COROLLO ENGINEER RESOLUTION# 2025-089	833
		424-4055-536.63-00	$95,780	PO#83655 MCKIM & CREED RESOLUTION# 2025-089	833
		424-4055-536.63-00	$433,077	PO#83825 JACOBS ENGINEER RESOLUTION# 2025-089	833
		424-4055-536.63-00	$619,197	PO#83998 CAROLLO ENGINEER RESOLUTION# 2025-089	833
	01/13/2026	424-4055-536.63-00	$186,000	AC RAW WATER PIPLINE RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$140,000	CAL-FLO POLYMER TANK RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$200,000	CAMP RD/US1 FORCEMAIN RPL RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$2,220,118	DYAL CO2 BULK REPLACEMENT RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$1,414,106	DYAL WELL #17 RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$826,825	ELEVATED TANK REPAIRS RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$271,792	FRIDAY RD - WINWARD PRSRV RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$1,284,000	GW WASHWTR TANK RECOATING RESOLUTION# 2026-004	1561

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4055 - ENGINEERING	01/13/2026	424-4055-536.63-00	$195,638	OSAGE/ANG - COCOA LAKES RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$5,783,606	OZONE IMPROVEMENTS RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$2,500,000	PINEDA WATERMAIN CROSSING RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$1,912,358	PIPE INFRA ASSESS&REPLACE RESOLUTION# 2026-004	1561
		424-4055-536.63-00	($194,134)	PO#81414 RETAINAGE RESOLUTION# 2026-004	1561
		424-4055-536.63-00	($18,225)	PO#82211 RETAINAGE RESOLUTION# 2026-004	1561
		424-4055-536.63-00	($63,371)	PO#82212 RETAINAGE RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$107,309	REPLACE LIFT STATION #19 RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$102,347	SEAWALL REPLACEMENT LS1 RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$2,149,050	SELLER SCADA ENGINEERING RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$77,000	TAYLOR CREEK RES PMP RPLC RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$667	WT-63 REPLACEMENT OF DYAL RESOLUTION# 2026-004	1561
	02/10/2026	424-4055-536.63-00	$0	DYET22 BID B-26-01-COC RESOLUTION# 2026-065	1984

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
5	**Total Budget Amendments/Transfers**		**Division 4055 Total**	**$30,159,184**	
4120 - SELLERS PLANT					
4120 - SELLERS PLANT	11/01/2025	424-4120-536.64-15	$303,870	PO#83582 CAROLLO ENGINEER RESOLUTION# 2025-089	833
		424-4120-536.64-00	$281,963	PO#83999 CAROLLO ENGINEER RESOLUTION# 2025-089	833
	01/13/2026	424-4120-536.64-15	$52,106	MOTOR LOGIC CONTROL PANEL RESOLUTION# 2026-004	1561
		424-4120-536.64-00	$3,384	REPLACE AERATION BLOWER RESOLUTION# 2026-004	1561
		424-4120-536.63-00	$1,000,000		
		424-4120-536.64-15	$463,507	REPLACE MCC 7 & 8 RESOLUTION# 2026-004	1561
		424-4120-536.64-15	$528,113	SCADA MIGRATION RESOLUTION# 2026-004	1561
2	**Total Budget Amendments/Transfers**		**Division 4120 Total**	**$2,632,943**	
4125 - SEWER FIELD OPERATIONS					
4125 - SEWER FIELD OPERATIONS	11/01/2025	424-4125-536.63-00	$262,540	PO#83951 DANUS UTILITIES RESOLUTION# 2025-089	833
1	**Total Budget Amendments/Transfers**		**Division 4125 Total**	**$262,540**	
6	**Total Budget Amendments/Transfers**		**RENEWAL & REPLACE FUND**	**$36,668,477**	
4020 - DYAL PLANT					

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4020 - DYAL PLANT	11/01/2025	427-4020-536.31-35	$12,778	PO#82308 HDR ENGINEERING RESOLUTION# 2025-089	833
		427-4020-536.31-34	$25,555		
		427-4020-536.31-37	$38,332		
		427-4020-536.31-36	$3,408		
		427-4020-536.31-37	$1,840,641	PO#83151 HDR ENGINEERING RESOLUTION# 2025-089	833
		427-4020-536.31-36	$163,614		
		427-4020-536.31-35	$613,547		
		427-4020-536.31-34	$1,227,095		
1	**Total Budget Amendments/Transfers**		**Division 4020 Total**	**$3,924,970**	
1	**Total Budget Amendments/Transfers**		**TCR/SJR PROJECT**	**$3,924,970**	
1801 - HUMAN RESOURCES					
1801 - HUMAN RESOURCES	11/01/2025	520-1801-513.31-00	$19,358	PO#83116 UNITED SELF INS RESOLUTION# 2025-089	833
1	**Total Budget Amendments/Transfers**		**Division 1801 Total**	**$19,358**	
1	**Total Budget Amendments/Transfers**		**WORKERS COMPENSATION FUND**	**$19,358**	

41 Transfers & Amendments Between Oct 1, 2025 and Feb 28, 2026

FY 2026 Total Transfer & Amendments $52,571,632

NOTE: Group #s represent a complete transaction that will net to zero. Add all expenses for each group number, then subtract the revenues related to the same group number and your total will equal zero

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 2/28/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number

Report: Expense Budget Tracking Worksheet
Run by: Zoie R. Badalov

Date: 03/31/2026

CITY COUNCIL AGENDA ITEM

Memo Date:	March 30, 2026
Agenda Date:	April 14, 2026
File ID:	2026-229
Prepared By:	Zoie Badalov, Senior Budget Analyst
Through:	Rebecca Bowman, Finance Director Stockton Whitten, City Manager
Requested Action:	FY 2026 March Budget Adjustment Report

BACKGROUND:

Pursuant to the Cocoa City Charter, Article XII, Section 5.b., the following report details the budget adjustments that were approved in Fiscal Year 2026 through March 31st, 2026.

Section 5. — Appropriations.

(a) Appropriations for expenditures shall be established by the budget, and from the effective date of the budget, the various amounts stated therein as proposed expenditures shall be and become appropriated for the various objects and purposes set forth in the budget.

(b) At any time during the fiscal year, the city council may, by resolution, transfer part or all of the unencumbered appropriation balance from one department or major organizational unit to the appropriation for other departments or major organizational units. The city manager may transfer part or all of any unencumbered appropriation balances among programs within a department or organizational unit and shall report such transfers to the city council in writing in a timely manner. The monetary amount of the city manager's transfer authority shall be established by the city council by resolution.

PRIORITY AREA CONNECTION:

Organizational Effectiveness

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Informational Item only

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
10/14/2025	001-0000-337.70-01	$30,000	SPECIAL ACCESS EQUIPMENT RESOLUTION# 2025-075	236
	001-0000-389.99-50	$285,000		
10/28/2025	001-0000-389.99-50	$99,539	SPECIAL ACCESS EQUIPMENT RESOLUTION# 2025-078	
11/01/2025	001-0000-389.99-50	$2,763,769	PO ROLL RESOLUTION# 2025-089	
12/09/2025	001-0000-381.91-07	$3,366	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	
	001-0000-381.91-21	$77,416		
	001-0000-381.91-23	$7,293		
	001-0000-389.99-50	$92,563		
12/15/2025	001-0000-381.91-10	$88,000	CCRA POLICE OVERTIME RESOLUTION# 2025-095	
	001-0000-389.99-50	$372,871	MYRA TRAIN DISTRICT PLAN RESOLUTION# 2025-090	
	001-0000-389.99-50	$32,000	TRAIN DIST PLAN CONTINGCY RESOLUTION# 2025-090	
01/13/2026	001-0000-389.99-50	$967,566	CAPITAL ROLL RESOLUTION# 2026-004	
02/10/2026	001-0000-389.99-50	$5,716	BPV2024- GRANT MATCH RESOLUTION# 2026-009	
	001-0000-331.20-31	$5,717	BPV2024-GRANT REMAINING RESOLUTION# 2026-009	
	001-0000-381.91-04	$1,116	FY23/FY24 HOME ADMIN RESOLUTION# 2026-009	
	001-0000-389.99-50	($1,116)		
	001-0000-331.20-32	$14,012	GR2503-GRANT REMAINING RESOLUTION# 2026-009	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
7	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$4,844,828**
7	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**GENERAL FUND**	**$4,844,828**
01/13/2026	103-0000-389.99-10	$18,010	FY25 CARRY FORWARD CDBG RESOLUTION# 2026-006	1571
	103-0000-389.99-10	$14,068	FY25 CARRY FORWARD CV RESOLUTION# 2026-006	
	103-0000-389.99-10	$45,720	FY25 CARRY FORWARD CV-3 RESOLUTION# 2026-006	
	103-0000-331.54-00	($13,913)	SHORE UP FY26 AWARD RESOLUTION# 2026-006	
02/10/2026	103-0000-389.99-10	$14,009	FY25 PROG INCOME+INTEREST RESOLUTION# 2026-009	
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$77,894**
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**CDBG**	**$77,894**
11/01/2025	104-0000-389.99-10	$53,880	PO#79508 C.H. INITIATIVE RESOLUTION# 2025-089	815
02/10/2026	104-0000-389.99-10	$12,747	FY23+PRIOR CHDO CARRYFWD RESOLUTION# 2026-009	
	104-0000-389.99-10	$11,407	FY24 CHDO CARRYFORWARD RESOLUTION# 2026-009	
	104-0000-389.99-10	$1,116	FY24/FY25 ADMIN OVERAGES RESOLUTION# 2026-009	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
02/10/2026	104-0000-389.99-10	$9,738	FY25 CHDO CARRY FORWARD RESOLUTION# 2026-009	815
	104-0000-389.99-10	$176	FY25 PROGRAM INTEREST RESOLUTION# 2026-009	
	104-0000-389.99-10	$1,121	FY25 REMAINING ADMIN RESOLUTION# 2026-009	
	104-0000-389.99-10	$48,693	FY25 1ST TIME BUY CRYFWD RESOLUTION# 2026-009	
	104-0000-389.99-10	$100,920	F23/PRIOR 1ST BUY LESS PO RESOLUTION# 2026-009	
	104-0000-331.54-00	($116)	REV FY26 PROGRAM ESTIMATE RESOLUTION# 2026-009	
	104-0000-331.54-02	($32,000)		
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$207,682**
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**BREVARD COUNTY HOME**	**$207,682**
11/01/2025	105-0000-389.99-10	$3,375	PO#81863 GREEN LEAF HOME RESOLUTION# 2025-089	815
	105-0000-389.99-10	$205	PO#83871 GREEN LEAF HOME RESOLUTION# 2025-089	
02/10/2026	105-0000-334.90-01	$14,691	FY23 HHRP IAN/NICOLE RESOLUTION# 2026-009	
	105-0000-389.99-10	$3,634	FY23 PROGRAM INTEREST RESOLUTION# 2026-009	
	105-0000-389.99-10	$180,715	FY24 CARRYFORWARD LESS PO RESOLUTION# 2026-009	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
02/10/2026	105-0000-334.90-01	$101	FY24 HHRP IAN/NICOLE RESOLUTION# 2026-009	815
	105-0000-389.99-10	$1,658	FY24 PROGRAM INCOME RESOLUTION# 2026-009	
	105-0000-389.99-10	$7,203	FY24 PROGRAM INTEREST RESOLUTION# 2026-009	
	105-0000-389.99-10	$2,004	FY25 EXCESS ADMIN CRRYFWD RESOLUTION# 2026-009	
	105-0000-389.99-10	$133,515	FY25 HUD CARRY FORWARD RESOLUTION# 2026-009	
	105-0000-389.99-10	$303	FY25 PROG INCOME INTEREST RESOLUTION# 2026-009	
	105-0000-389.99-10	$13,729	FY25 PROGRAM INCOME RESOLUTION# 2026-009	
	105-0000-389.99-10	$19,259	FY25 PROGRAM INTEREST RESOLUTION# 2026-009	
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$380,392**
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**SHIP/HOUSING ASSISTANCE**	**$380,392**
10/14/2025	107-0000-389.99-50	$58,298	FY 26 VEHICLE PURCHASES RESOLUTION# 2025-073	230
12/09/2025	107-0000-389.99-50	$3,366	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	
01/13/2026	107-0000-389.99-50	$19,808	TOUGH BOOKS RESOLUTION# 2026-005	
02/10/2026	107-0000-389.99-50	$11,500	2 BLDG CODE ENF OFFICERS RESOLUTION#	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
			2026-069	230
4	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$92,972**
4	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**BUILDING PERMITS**	**$92,972**
01/13/2026	108-0000-381.91-03	$5,122	FY25 CDBG - EXCESS ADMIN RESOLUTION# 2026-006	1571
	108-0000-389.99-10	$12,888	FY25 CDBG - SEC 108 LOAN RESOLUTION# 2026-006	
	108-0000-381.91-03	($13,575)	SHORE UP FY26 AWARD RESOLUTION# 2026-006	
02/10/2026	108-0000-381.91-03	$14,009	FY25/PRIOR PROG INC + INT RESOLUTION# 2026-009	
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$18,444**
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**SEC 108 LOAN GUARANTEE**	**$18,444**
10/28/2025	110-0000-389.99-50	$180,000	T-DOCKS DESIGN RESOLUTION# CCRA2025-947	520
11/01/2025	110-0000-389.99-50	$88,311	PO ROLL RESOLUTION# 2025-089	
12/01/2025	110-0000-389.99-50	$35,630	PARK SECURITY CAMERAS RES# CCRA-2025-1083	
12/15/2025	110-0000-389.99-50	$88,000	CCRA POLICE OVERTIME RES# CCRA-2025-1085	
01/13/2026	110-0000-389.99-50	$732,012	CAPITAL ROLL RESOLUTION# 2026-004	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
02/02/2026	110-0000-338.00-00	($1,387,299)	COCOA TIF REV - CCRA RES# CCRA-2026-001	520
	110-0000-381.91-01	$1,387,299		
02/04/2026	110-0000-338.00-00	($51,044)	SHORE UP COUNTY TIF REV RES# CCRA 2026-001	
	110-0000-338.00-00	($9,388)	SHORE UP D4 PARK TIF REV RES# CCRA 2026-001	
7	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$1,063,521**
7	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**CRA COCOA RDA**	**$1,063,521**
11/01/2025	111-0000-389.99-50	$8,020	PO ROLL RESOLUTION# 2025-089	815
01/13/2026	111-0000-389.99-50	$278,726	CAPITAL ROLL RESOLUTION# 2026-004	
01/26/2026	111-0000-338.00-00	($48,600)	SHORE UP COUNTY TIF REV RES# DSCRA 2026-001	
	111-0000-338.00-00	$866	SHORE UP D4 PARK TIF REV RES# DSCRA 2026-001	
02/02/2026	111-0000-338.00-00	($423,308)	COCOA TIF REV - DSCRA RES# DSCRA-2026-001	
	111-0000-381.91-01	$423,308		
4	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$239,012**
4	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**CRA DIAMOND SQUARE 626**	**$239,012**
12/09/2025	143-0000-389.99-50	$20,000	PD GYM EQUIPMENT RESOLUTION# 2025-086	1096
1	**Total Budget**	**Total Budget**	**Division 0000 Total**	**$20,000**

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
	Amendments/Transfers	**Amendments/Transfers**		
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**FEDERAL FORFEITURE FUND**	**$20,000**
11/18/2025	304-0000-337.30-22	$1,494,500	DAYSLIP FIND GRANT PHASE2 RESOLUTION# 2025-084	893
	304-0000-381.91-10	$1,494,500	DAYSLIP FIND MATCH PHASE2 RESOLUTION# 2025-084	
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$2,989,000**
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**DAY SLIPS / REVETMENT**	**$2,989,000**
11/01/2025	421-0000-389.99-50	$1,724,019	PO ROLL RESOLUTION# 2025-089	833
01/13/2026	421-0000-389.99-50	$254,245	CAPITAL ROLL RESOLUTION# 2026-004	
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$1,978,264**
2	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**WATER/SEWER FUND**	**$1,978,264**
11/01/2025	423-0000-389.99-50	$38,825	PO ROLL RESOLUTION# 2025-089	833
12/09/2025	423-0000-389.99-50	$7,293	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	
01/13/2026	423-0000-389.99-50	$700	CAPITAL ROLL RESOLUTION# 2026-004	
3	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$46,818**
3	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**STORMWATER UTILITY**	**$46,818**

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
10/14/2025	424-0000-389.99-50	$2,801,700	BANANA RIVER CONSTRUCTION RESOLUTION# 2025-071	228
10/17/2025	424-0000-389.99-50	$302,187	BANANA RIVER ENGINEERING RESOLUTION# 2025-072	
11/01/2025	424-0000-389.99-50	$25,661	PO#78454 DRMP, INC RESOLUTION# 2025-089	
	424-0000-389.99-50	$105,720	PO#81086 CROM LLC RESOLUTION# 2025-089	
	424-0000-389.99-50	$106,454	PO#81190 JACOBS ENGNRNG RESOLUTION# 2025-089	
	424-0000-389.99-50	$10,568	PO#81348 JACOBS ENGNRNG RESOLUTION# 2025-089	
	424-0000-389.99-50	$1,016,607	PO#81414 WHARTON SMITH RESOLUTION# 2025-089	
	424-0000-389.99-50	$43,715	PO#81898 CAROLLO ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$35,922	PO#82104 JACOBS ENGNRNG RESOLUTION# 2025-089	
	424-0000-389.99-50	$2,864,132	PO#82211 ATLANTIC DEVELOP RESOLUTION# 2025-089	
	424-0000-389.99-50	$2,400,265	PO#82212 ATLANTIC DEVELOP RESOLUTION# 2025-089	
	424-0000-389.99-50	$200,079	PO#82219 DRMP, INC RESOLUTION# 2025-089	
	424-0000-389.99-50	$61,517	PO#82220 DRMP, INC RESOLUTION# 2025-089	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
11/01/2025	424-0000-389.99-50	$6,825	PO#82247 JACOBS ENGNRNG RESOLUTION# 2025-089	228
	424-0000-389.99-50	$22,777	PO#83234 KIMLEY-HORN RESOLUTION# 2025-089	
	424-0000-389.99-50	$17,635	PO#83268 COROLLO ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$8,796	PO#83276 JACOBS GROUP INC RESOLUTION# 2025-089	
	424-0000-389.99-50	$433,077	PO#833825 JACOBS ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$7,187	PO#83465 JACOBS GROUP INC RESOLUTION# 2025-089	
	424-0000-389.99-50	$303,870	PO#83582 CAROLLO ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$95,780	PO#83655 MCKIM & CREED RESOLUTION# 2025-089	
	424-0000-389.99-50	$262,540	PO#83951 DANUS UTILITIES RESOLUTION# 2025-089	
	424-0000-389.99-50	$619,197	PO#83998 CAROLLO ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$281,963	PO#83999 CAROLLO ENGINEER RESOLUTION# 2025-089	
	424-0000-389.99-50	$615,322	PO#84075 JACOBS GROUP INC RESOLUTION# 2025-089	
01/13/2026	424-0000-389.99-50	$23,095,116	CAPITAL ROLL RESOLUTION# 2026-004	
02/10/2026	424-0000-331.35-02	$830,440	FY25 BUDGET ROLL FEDERAL RESOLUTION#	

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
02/10/2026			2026-009	228
	424-0000-334.35-02	$93,425	FY25 BUDGET ROLL STATE RESOLUTION# 2026-009	
5	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$36,668,477**
5	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**RENEWAL & REPLACE FUND**	**$36,668,477**
11/01/2025	427-0000-389.84-00	$80,073	PO#82308 HDR ENGINEERING RESOLUTION# 2025-089	833
	427-0000-389.84-00	$3,844,897	PO#83151 HDR ENGINEERING RESOLUTION# 2025-089	
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$3,924,970**
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**TCR/SJR PROJECT**	**$3,924,970**
11/01/2025	520-0000-341.20-00	$19,358	PO#83116 UNITED SELF INS RESOLUTION# 2025-089	833
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**Division 0000 Total**	**$19,358**
1	**Total Budget Amendments/Transfers**	**Total Budget Amendments/Transfers**	**WORKERS COMPENSATION FUND**	**$19,358**

23 Transfers & Amendments Between Oct 1, 2025 and Mar 31, 2026

FY 2026 Total Transfer & Amendments $52,571,632

NOTE: Group #s represent a complete transaction that will net to zero. Add all expenses for each group number, then subtract the revenues related to the same group number and your total will equal zero

FY 2026 BUDGET TRACKING WORKSHEET
REVENUE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number

Report: Revenue Budget Tracking Worksheet
Run by: Zoie R. Badalov

Date: 04/08/2026

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1100 - CITY MANAGER'S OFFICE					
1100 - CITY MANAGER'S OFFICE	12/31/2025	001-1100-512.51-00	($68)	6) P&Z BOOK DECEMBER CLEANUP	1367
		001-1100-512.49-00	$68		
		001-1100-512.11-00	($23,825)	8) INTERIM PLANNING TECH DECEMBER CLEANUP	1367
1	**Total Budget Amendments/Transfers**		**Division 1100 Total**	**($23,825)**	
1101 - CITY CLERK					
1101 - CITY CLERK	12/01/2025	001-1101-512.52-00	($1,000)	6) FLORIDA TODAY SUBSCRIP NOVEMBER CLEANUP	1084
		001-1101-512.54-00	$1,000		
1	**Total Budget Amendments/Transfers**		**Division 1101 Total**	**$0**	
1104 - PLANNING					
1104 - PLANNING	11/01/2025	001-1104-515.34-00	$260	PO# 81159 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$6,927	PO# 81204 INSPIRE RESOLUTION# 2025-089	815
		001-1104-515.34-00	$5,030	PO# 81794 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$9,837	PO# 82094 INSPIRE RESOLUTION# 2025-089	815
		001-1104-515.34-00	$1,516	PO# 82178 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$535	PO# 82238 RVI RESOLUTION# 2025-089	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1104 - PLANNING	11/01/2025	001-1104-515.34-00	$2,020	PO# 82333 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$7,615	PO# 82531 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$5,906	PO# 82546 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$12,340	PO# 83370 INSPIRE RESOLUTION# 2025-089	815
		001-1104-515.34-00	$6,835	PO# 83475 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$9,093	PO# 83541 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$11,274	PO# 83549 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$10,955	PO# 83899 RVI RESOLUTION# 2025-089	815
		001-1104-515.34-00	$13,285	PO# 83933 RVI RESOLUTION# 2025-089	815
	12/31/2025	001-1104-515.21-00	$1,688	8) INTERIM PLANNING TECH DECEMBER CLEANUP	1367
		001-1104-515.12-00	$22,060		
		001-1104-515.24-00	$77		
2	**Total Budget Amendments/Transfers**		**Division 1104 Total**	**$127,253**	
1203 - INFORMATION TECHNOLOGY					
1203 - INFORMATION TECHNOLOGY	11/01/2025	001-1203-516.46-00	$1,014	PO#82800 EMPIRE COMPUTING RESOLUTION# 2025-089	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1203 - INFORMATION TECHNOLOGY	11/01/2025	001-1203-516.46-00	($5,000)	7) ESRI TRAINING OCTOBER CLEANUP	631
		001-1203-516.55-00	$5,000		
	12/31/2025	001-1203-516.54-00	$29,290	4) INFOTECH SUBSCRIPTION DECEMBER CLEANUP	1367
		001-1203-516.46-00	($29,290)		
	01/13/2026	001-1203-516.52-00	$36,229	ONE TIME PRINTER BUYOUT RESOLUTION# 2026-004	1561
		001-1203-516.64-15	$6,580		
	01/30/2026	001-1203-516.56-15	$13,223	1) SHORE UP PRINTER LEASE JANUARY CLEANUP	1793
		001-1203-517.71-30	($17,955)		
		001-1203-517.72-30	$4,732		
		001-1203-516.12-12	$50,534	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		001-1203-516.11-00	($50,534)		
		001-1203-516.23-04	($1,128)	3) COVER OVERTIME JANUARY CLEANUP	1793
		001-1203-516.14-00	$1,128		
	02/10/2026	001-1203-516.52-00	$35,683	VMWARE SERVICES RESOLUTION# 2026-031	1982
		001-1203-516.46-00	($35,683)		
5	**Total Budget Amendments/Transfers**		**Division 1203 Total**	**$43,823**	
1505 - PROCUREMENT & BUDGETING					
1505 - PROCUREMENT & BUDGETING	11/01/2025	001-1505-513.51-00	($434)	9) FINANCE CHAIRS OCTOBER CLEANUP	631
		001-1505-513.52-00	$434		
	01/30/2026	001-1505-513.12-00	($100)	3) COVER OVERTIME JANUARY CLEANUP	1793
		001-1505-513.14-00	$100		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
2	**Total Budget Amendments/Transfers**		**Division 1505 Total**	**$0**	
1600 - GENERAL OPERATIONS					
1600 - GENERAL OPERATIONS	10/14/2025	001-1600-513.39-00	($7,585)	SAMSARA RESOLUTION# 2025-074	231
		001-1600-513.56-15	$38,201		
		001-1600-517.71-69	($29,258)		
		001-1600-517.72-69	($1,358)		
	11/01/2025	001-1600-513.31-00	$46,000	PO#76943 INFO-TECH RESOLUTION# 2025-089	815
		001-1600-513.49-00	$10,393	PO#83216 BC CLERK OF COUR RESOLUTION# 2025-089	815
		001-1600-513.55-00	$19,572	PO#83922 EASTERN FSC RESOLUTION# 2025-089	815
		001-1600-513.55-00	$530	PO#83935 EASTERN FSC RESOLUTION# 2025-089	815
		001-1600-517.72-63	($1,631)	4) CLEARGOV NOT A SBITA OCTOBER CLEANUP	631
		001-1600-517.71-63	($11,632)		
		001-1600-513.56-15	$8,950	4) CLEARGOV 50% GF OCTOBER CLEANUP	631
		001-1600-513.49-00	$4,313	4) EXCESS CLEARGOV BUDGET OCTOBER CLEANUP	631
	11/18/2025	001-1600-513.39-00	($16,000)	DISASTER PROGRAM & OPS RESOLUTION# 2025-089	896
	12/01/2025	001-1600-513.39-00	$8,252	4)EXCESS OF FY25 PO#81593 NOVEMBER CLEANUP	1084

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1600 - GENERAL OPERATIONS	12/09/2025	001-1600-513.39-00	($51,000)	GRANT WRITING SERVICES RESOLUTION# 2025-096	1097
	02/02/2026	001-1600-513.81-00	($1,387,299)	COCOA TIF REV - CCRA RESOLUTION# 2026-001	1832
		001-1600-581.91-10	$1,387,299		
		001-1600-581.91-11	$423,308	COCOA TIF REV - DSCRA RESOLUTION# 2026-001	1832
		001-1600-513.81-00	($423,308)		
6	**Total Budget Amendments/Transfers**		**Division 1600 Total**	**$17,747**	
1601 - EMERGENCY/DISASTER SVS					
1601 - EMERGENCY/DISASTER SVS	11/18/2025	001-1601-525.34-00	$16,000	DISASTER PROGRAM & OPS RESOLUTION# 2025-089	896
1	**Total Budget Amendments/Transfers**		**Division 1601 Total**	**$16,000**	
1603 - EMERGENCY MANAGEMENT					
1603 - EMERGENCY MANAGEMENT	11/01/2025	001-1603-525.34-00	$25,000	PO#83292 FL REGIONAL PLAN RESOLUTION# 2025-089	815
	01/30/2026	001-1603-525.41-00	$10,663	7)COVER VERIZON SHORTFALL JANUARY CLEANUP	1793
		001-1603-525.52-00	($10,663)		
2	**Total Budget Amendments/Transfers**		**Division 1603 Total**	**$25,000**	
1905 - ECONOMIC DEVELOPMENT					
1905 - ECONOMIC DEVELOPMENT	12/15/2025	001-1905-559.31-00	$372,871	MYRA TRAIN DISTRICT PLAN RESOLUTION# 2025-090	1101

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1905 - ECONOMIC DEVELOPMENT	12/15/2025	001-1905-559.31-00	$32,000	TRAIN DIST PLAN CONTINGCY RESOLUTION# 2025-090	1101
	12/31/2025	001-1905-559.55-00	$450	1) ECON DEV - CONFERENCE DECEMBER CLEANUP	1367
		001-1905-559.49-06	($450)		
		001-1905-559.41-00	$500	1) ECON DEV SPEC - PHONE DECEMBER CLEANUP	1367
		001-1905-559.49-06	($500)		
	01/13/2026	001-1905-559.83-11	$9,359	FY25 UPSTART CARRYFORWARD RESOLUTION# 2026-004	1561
3	**Total Budget Amendments/Transfers**		**Division 1905 Total**	**$414,230**	
1906 - COMMUNICATION/GRANTS					
1906 - COMMUNICATION/ GRANTS	11/01/2025	001-1906-513.34-00	$5,795	PO#82871 142 PRODUCTIONS RESOLUTION# 2025-089	815
	12/09/2025	001-1906-513.34-00	$51,000	GRANT WRITING SERVICES RESOLUTION# 2025-096	1097
2	**Total Budget Amendments/Transfers**		**Division 1906 Total**	**$56,795**	
1990 - LEISURE SERVICES					
1990 - LEISURE SERVICES	01/30/2026	001-1990-574.23-04	($500)	3) COVER OVERTIME JANUARY CLEANUP	1793
		001-1990-574.14-00	$500		
1	**Total Budget Amendments/Transfers**		**Division 1990 Total**	**$0**	
2100 - POLICE ADMIN/OPERATIONS					
2100 - POLICE	11/01/2025	001-2100-521.56-15	$11,250	PO#82798 HRTM CONSULTING	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
ADMIN/OPERATIONS	11/01/2025			RESOLUTION# 2025-089	
		001-2100-521.52-00	$500	PO#83073 COCOA KENNELS RESOLUTION# 2025-089	815
		001-2100-521.52-00	$256	PO#83092 FEDERAL EASTERN RESOLUTION# 2025-089	815
		001-2100-521.52-00	$9,657	PO#83240 FEDERAL EASTERN RESOLUTION# 2025-089	815
		001-2100-521.52-02	$94	PO#83424 BLUE LINE INNOV. RESOLUTION# 2025-089	815
		001-2100-521.52-02	$820	PO#83765 MES SERVICE RESOLUTION# 2025-089	815
		001-2100-521.46-02	$8,293	PO#83785 OVATION CONST. RESOLUTION# 2025-089	815
		001-2100-521.64-00	$66,908	PO#83867 ALAN J CHEVROLET RESOLUTION# 2025-089	815
		001-2100-521.52-00	$4,199	PO#83919 RTS TACTICAL RESOLUTION# 2025-089	815
		001-2100-521.52-00	$258	PO#83994 SIRCHIE ACQUISTN RESOLUTION# 2025-089	815
		001-2100-521.52-00	$88	PO#84002 SIRCHIE ACQUISTN RESOLUTION# 2025-089	815
		001-2100-521.52-00	$624	PO#84014 EVIDENT, INC RESOLUTION# 2025-089	815
		001-2100-521.52-00	($2,500)	3) PD AWARDS BANQUET OCTOBER CLEANUP	631
		001-2100-521.49-00	$2,500		
		001-2100-521.64-00	$2,080	8) AFIS MACHINE SHOREUP OCTOBER	897

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
	11/01/2025			CLEANUP	
	12/01/2025	001-2100-521.64-00	($4,988)	2) ALS NOT CAPITAL PURCH. NOVEMBER CLEANUP	1084
		001-2100-521.52-00	$4,988		
	12/09/2025	001-2100-521.56-15	$2,474	AXON DOCKING STATIONS CLERK'S JOURNAL 12.09.25	1095
	12/15/2025	001-2100-521.14-00	$88,000	CCRA POLICE OVERTIME RESOLUTION# 2025-095	1098
	12/31/2025	001-2100-521.52-00	($36,515)	3) AXON SOFTWARE COSTS DECEMBER CLEANUP	1367
		001-2100-521.56-15	$36,515		
	01/30/2026	001-2100-521.12-12	$720	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		001-2100-521.12-00	($720)		
		001-2100-521.12-06	($5,000)	3) SPLIT SPEC. DETAIL PAY JANUARY CLEANUP	1793
	02/10/2026	001-2100-521.52-40	$11,433	BPV2024-FY25 BUDGET ROLL RESOLUTION# 2026-009	1966
		001-2100-521.52-00	($735)	COVER VEST COST INCREASE RESOLUTION# 2026-009	1966
		001-2100-521.52-40	$735		
		001-2100-521.14-00	$14,012	FY25 BUDGET ROLL RESOLUTION# 2026-009	1966
7	**Total Budget Amendments/Transfers**		**Division 2100 Total**	**$215,946**	
2101 - POLICE COMMUNICATIONS					
2101 - POLICE COMMUNICATIONS	11/01/2025	001-2101-521.64-00	($2,080)	REVERSE - 8) AFIS MACHINE OCTOBER CLEANUP	897

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
2101 - POLICE COMMUNICATIONS	11/01/2025	001-2101-521.46-00	($2,080)	8) AFIS MACHINE SHOREUP OCTOBER CLEANUP	631
		001-2101-521.64-00	$2,080		
	12/09/2025	001-2101-521.56-15	($2,474)	AXON DOCKING STATIONS CLERK'S JOURNAL 12.09.25	1095
	01/30/2026	001-2101-521.12-12	$2,711	3) COVER ACCRUAL PAYOUTS JANUARY CLEANUP	1793
		001-2101-521.12-00	($2,711)		
		001-2101-521.12-06	$5,000	3) SPLIT SPEC. DETAIL PAY JANUARY CLEANUP	1793
3	**Total Budget Amendments/Transfers**		**Division 2101 Total**	**$446**	
2200 - FIRE ADMINISTRATION					
2200 - FIRE ADMINISTRATION	11/01/2025	001-2200-522.52-02	$1,283	PO#81593 READS UNIFORMS RESOLUTION# 2025-089	815
		001-2200-522.34-00	$960	PO#83043 PDCS, LLC RESOLUTION# 2025-089	815
	01/30/2026	001-2200-522.24-00	($494)	3) 1-TIME SPEC. DETAIL JANUARY CLEANUP	1793
		001-2200-522.12-06	$494		
2	**Total Budget Amendments/Transfers**		**Division 2200 Total**	**$2,243**	
2201 - FIRE OPERATIONS					
2201 - FIRE OPERATIONS	11/01/2025	001-2201-522.64-00	$1,500,000	PO#80739 SUTPHEN CORP. RESOLUTION# 2025-089	815
		001-2201-522.52-02	$15,315	PO#81593 READS UNIFORMS RESOLUTION# 2025-089	815
		001-2201-522.34-00	$1,001	PO#83300 BC PROP. APPRSR.	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
2201 - FIRE OPERATIONS	11/01/2025			RESOLUTION# 2025-089	
		001-2201-522.46-03	$2,169	PO#83559 S FL EMRGNCY VEH RESOLUTION# 2025-089	815
		001-2201-522.64-15	$3,720	PO#83634 TYLER TECHNOLOGY RESOLUTION# 2025-089	815
		001-2201-522.64-15	$324,543	PO#83821 MOTOROLA SOLUTNS RESOLUTION# 2025-089	815
		001-2201-522.52-00	$3,752	PO#83985 BENNET FIRE PROD RESOLUTION# 2025-089	815
	12/01/2025	001-2201-522.52-02	($8,252)	4)EXCESS OF FY25 PO#81593 NOVEMBER CLEANUP	1084
	12/31/2025	001-2201-522.52-10	$500	5)COVER INVOICE SHORTFALL DECEMBER CLEANUP	1367
		001-2201-522.52-00	($500)		
	01/13/2026	001-2201-522.64-15	$429	ENCODER INTERFACE INSTALL RESOLUTION# 2026-004	1561
	01/30/2026	001-2201-522.12-12	$19,779	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		001-2201-522.12-00	($19,779)		
		001-2201-522.55-00	($2,063)	7)COVER CHARTER SHORTFALL JANUARY CLEANUP	1793
		001-2201-522.41-00	$2,063		
		001-2201-522.41-00	$4,681	9)COVER VERIZON SHORTFALL JANUARY CLEANUP	1793
		001-2201-522.55-00	($4,681)		
5	**Total Budget Amendments/Transfers**		**Division 2201 Total**	**$1,842,677**	
3200 - ADMINISTRATION					

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3200 - ADMINISTRATION	01/13/2026	001-3200-515.61-00	$241,379	VILLAGE PARKING RESOLUTION# 2026-004	1561
1	**Total Budget Amendments/Transfers**		**Division 3200 Total**	**$241,379**	
3232 - CODE ENFORCEMENT					
3232 - CODE ENFORCEMENT	11/01/2025	001-3232-524.56-15	$1,669	10) CITIZENSERVE LICENSE OCTOBER CLEANUP	631
		001-3232-524.52-00	($1,669)		
	01/30/2026	001-3232-524.12-00	($2,407)	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		001-3232-524.12-12	$2,407		
2	**Total Budget Amendments/Transfers**		**Division 3232 Total**	**$0**	
3500 - ADMINISTRATION					
3500 - ADMINISTRATION	11/01/2025	001-3500-519.56-15	$13,000	2) IWORQ SOFTWARE COST OCTOBER CLEANUP	631
1	**Total Budget Amendments/Transfers**		**Division 3500 Total**	**$13,000**	
3510 - STREET MANAGEMENT					
3510 - STREET MANAGEMENT	10/14/2025	001-3510-541.64-00	$0	FY 26 VEHICLE PURCHASES RESOLUTION# 2025-073	230
	11/01/2025	001-3510-541.63-00	$14,595	PO#83617 FAUSNIGHT STRIPE RESOLUTION# 2025-089	815
		001-3510-541.46-00	$3,424		
		001-3510-541.46-00	$18,700	PO#83901 JMD GLOBAL DVLPR RESOLUTION# 2025-089	815
		001-3510-541.46-00	$20,000	PO#84066 GRAYBAR ELECTRIC	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3510 - STREET MANAGEMENT	11/01/2025			RESOLUTION# 2025-089	
		001-3510-541.46-00	($13,000)	2) IWORQ SOFTWARE COST OCTOBER CLEANUP	631
	01/30/2026	001-3510-541.46-00	($797)	9)COVER VERIZON SHORTFALL JANUARY CLEANUP	1793
		001-3510-541.41-00	$797		
3	**Total Budget Amendments/Transfers**		**Division 3510 Total**	**$43,719**	
3520 - PARKS & BEAUTIFICATION					
3520 - PARKS & BEAUTIFICATION	10/14/2025	001-3520-572.64-07	$315,000	SPECIAL ACCESS EQUIPMENT RESOLUTION# 2025-075	236
	10/28/2025	001-3520-572.64-00	$57,807	DESIGN OF FITNESS COURT RESOLUTION# 2025-079	445
		001-3520-572.64-07	$29,780		
		001-3520-572.46-00	($29,780)		
		001-3520-572.46-02	($57,807)	DESIGN OF MINI PITCH RESOLUTION# 2025-079	445
		001-3520-572.64-00	$99,539	SPECIAL ACCESS EQUIPMENT RESOLUTION# 2025-078	446
	11/01/2025	001-3520-572.63-07	$169,774	PO#82625 DOUG WILSON ETRP RESOLUTION# 2025-089	815
		001-3520-572.46-00	$4,096	PO#84088 NAIL FARMS INC. RESOLUTION# 2025-089	815
	11/17/2025	001-3520-572.64-07	($29,780)	DESIGN OF FITNESS COURT CORRECTION OF BAF26-012-T	670
		001-3520-572.64-00	$29,780	DESIGN OF MINI PITCH CORRECTION OF BAF26-012-T	670

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3520 - PARKS & BEAUTIFICATION	12/31/2025	001-3520-572.56-15	$22,513	2) FIBER LINE - STRADLEY DECEMBER CLEANUP	1367
		001-3520-572.46-00	($36,313)	2) FIBER LINE BORING DECEMBER CLEANUP	1367
		001-3520-572.56-15	$6,080	2) FIBER LINE- CARL ANDER DECEMBER CLEANUP	1367
		001-3520-572.56-15	$7,720	2) FIBER LINE- JUNNY RIOS DECEMBER CLEANUP	1367
	01/13/2026	001-3520-572.63-07	$67,023	LEE WENNER PARK RESOLUTION# 2026-004	1561
		001-3520-572.63-07	($102,648)	LEE WENNER PARK RETAINAGE RESOLUTION# 2026-004	1561
6	**Total Budget Amendments/Transfers**		**Division 3520 Total**	**$552,784**	
3540 - PUBLIC WORKS- FLEET MAINT					
3540 - PUBLIC WORKS-FLEET MAINT	12/09/2025	001-3540-519.63-07	$3,366	FUEL CANOPY BF (1.86%) RESOLUTION# 2025-093	1099
		001-3540-519.63-07	$92,563	FUEL CANOPY GF (51.24%) RESOLUTION# 2025-093	1099
		001-3540-519.63-07	$7,293	FUEL CANOPY SW (4.04%) RESOLUTION# 2025-093	1099
		001-3540-519.63-07	$77,416	FUEL CANOPY W/S (42.86%) RESOLUTION# 2025-093	1099
1	**Total Budget Amendments/Transfers**		**Division 3540 Total**	**$180,638**	
3560 - FACILITY MANAGEMENT					

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3560 - FACILITY MANAGEMENT	11/01/2025	001-3560-519.46-02	$4,528	PO#83651 DOUG WILSON ENTE RESOLUTION# 2025-089	815
		001-3560-519.46-02	$15,986	PO#84027 DOUG WILSON ENTE RESOLUTION# 2025-089	815
		001-3560-519.52-00	$7,579	PO#84047 A.B.I. RESOLUTION# 2025-089	815
		001-3560-519.62-00	$286,831	PO#84079 W&J CONSTRUCTION RESOLUTION# 2025-089	815
		001-3560-519.46-02	$7,500	PO#84081 OVERHEAD DOOR CO RESOLUTION# 2025-089	815
		001-3560-519.31-00	$11,455	PO#84082 ARCHITECTS RZK RESOLUTION# 2025-089	815
		001-3560-519.62-00	$3,873	PO#84083 ARCHITECTS RZK RESOLUTION# 2025-089	815
		001-3560-519.46-00	$3,916	PO#84086 SWIFT BROTHERS RESOLUTION# 2025-089	815
		001-3560-519.46-02	$2,900	PO#84091 DITMER AIR& HEAT RESOLUTION# 2025-089	815
		001-3560-519.46-02	$2,793	PO#84092 DITMER AIR& HEAT RESOLUTION# 2025-089	815
		001-3560-519.46-02	$10,731	PO#84095 TRANE US INC. RESOLUTION# 2025-089	815
		001-3560-519.46-02	$7,666	PO#84098 DITMER AIR& HEAT RESOLUTION# 2025-089	815
	01/13/2026	001-3560-519.46-00	($100,000)	ELECTRICTY FOR D4 PARKS SEE 1-13 CLERK'S JOURNAL	1570
		001-3560-519.43-00	$200,000		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3560 - FACILITY MANAGEMENT	01/13/2026	001-3560-519.46-02	($100,000)	ELECTRICTY FOR D4 PARKS SEE 1-13 CLERK'S JOURNAL	1570
		001-3560-519.64-00	$26,161	RIVERFRONT ELECTRIC PANEL RESOLUTION# 2026-004	1561
		001-3560-519.62-00	$44,596	STRADLEY CONCESSION STAND RESOLUTION# 2026-004	1561
	01/30/2026	001-3560-519.13-00	($28,708)	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		001-3560-519.12-12	$28,708		
3	**Total Budget Amendments/Transfers**		**Division 3560 Total**	**$436,515**	
3580 - CAPITAL PROJECTS MNGMT					
3580 - CAPITAL PROJECTS MNGMT	01/13/2026	001-3580-519.64-00	$553,458	JUNNY RIOS PARK IMPRVMNTS RESOLUTION# 2026-004	1561
		001-3580-519.63-07	$85,000		
1	**Total Budget Amendments/Transfers**		**Division 3580 Total**	**$638,458**	
13	**Total Budget Amendments/Transfers**		**GENERAL FUND**	**$4,844,828**	
3240 - HOUSING GRANTS					
3240 - HOUSING GRANTS	01/13/2026	103-3240-581.91-08	$5,122	FY25 CDBG - EXCESS ADMIN RESOLUTION# 2026-006	1571
		103-3240-581.91-08	$12,888	FY25 CDBG - SEC 108 LOAN RESOLUTION# 2026-006	1571
		103-3240-554.83-09	$14,068	FY25 CARRY FORWARD CV RESOLUTION# 2026-006	1571
		103-3240-554.83-11	$45,720	FY25 CARRY FORWARD CV-3	1571

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3240 - HOUSING GRANTS	01/13/2026			RESOLUTION# 2026-006	
		103-3240-554.51-00	($338)	SHORE UP FY26 AWARD RESOLUTION# 2026-006	1571
		103-3240-581.91-08	($13,575)		
	02/10/2026	103-3240-581.91-08	$106	FY25 PROG INCOME INTEREST RESOLUTION# 2026-009	1966
		103-3240-581.91-08	$9,475	FY25 PROGRAM INCOME RESOLUTION# 2026-009	1966
		103-3240-581.91-08	$4,428	FY25 PROGRAM INTEREST RESOLUTION# 2026-009	1966
		103-3240-554.27-00	($249)	UPDATE ADMIN ALLOCATION RESOLUTION# 2026-009	1966
		103-3240-554.23-08	($7)		
		103-3240-554.12-00	($8,528)		
		103-3240-554.23-04	($1,132)		
		103-3240-554.13-00	$10,771		
		103-3240-554.21-00	$153		
		103-3240-554.23-09	$1		
		103-3240-554.24-00	($10)		
		103-3240-554.23-07	($41)		
		103-3240-554.51-00	($162)		
		103-3240-554.23-00	($12)		
		103-3240-554.22-00	($784)		
2	**Total Budget Amendments/Transfers**		**Division 3240 Total**	**$77,894**	

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
2	**Total Budget Amendments/Transfers**		**CDBG**	**$77,894**	
3240 - HOUSING GRANTS					
3240 - HOUSING GRANTS	11/01/2025	104-3240-554.83-23	$53,880	PO#79508 C.H. INITIATIVE RESOLUTION# 2025-089	815
	02/10/2026	104-3240-554.83-22	$100,920	FY23 1ST TIME BUY LESS PO RESOLUTION# 2026-009	1966
		104-3240-554.83-22	$12,747	FY23+PRIOR CHDO CRRYFRWRD RESOLUTION# 2026-009	1966
		104-3240-581.91-01	$1,116	FY23/FY24 HOME ADMIN RESOLUTION# 2026-009	1966
		104-3240-554.83-22	$11,407	FY24 CHDO CARRY FORWARD RESOLUTION# 2026-009	1966
		104-3240-554.83-22	$9,738	FY25 CHDO CARRY FORWARD RESOLUTION# 2026-009	1966
		104-3240-554.83-00	$176	FY25 PROGRAM INTEREST RESOLUTION# 2026-009	1966
		104-3240-554.83-00	$1,121	FY25 REMAINING ADMIN RESOLUTION# 2026-009	1966
		104-3240-554.83-22	$48,693	FY25 1ST TIME HOME BUYER RESOLUTION# 2026-009	1966
		104-3240-554.51-00	($100)	REDUCE TO ACTUAL ALLOC RESOLUTION# 2026-009	1966
		104-3240-554.83-22	($57)		
		104-3240-554.83-23	($30,748)		
		104-3240-554.39-00	($1,728)	UPDATE ADMIN ALLOCATION RESOLUTION# 2026-009	1966

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3240 - HOUSING GRANTS	02/10/2026	104-3240-554.13-00	$3,952	UPDATE ADMIN ALLOCATION RESOLUTION# 2026-009	1966
		104-3240-554.23-04	($343)		
		104-3240-554.21-00	$79		
		104-3240-554.22-00	($240)		
		104-3240-554.23-09	$1		
		104-3240-554.27-00	($76)		
		104-3240-554.12-00	($2,835)		
		104-3240-554.23-00	($3)		
		104-3240-554.23-07	($14)		
		104-3240-554.24-00	($2)		
		104-3240-554.23-08	($2)		
2	**Total Budget Amendments/Transfers**		**Division 3240 Total**	**$207,682**	
2	**Total Budget Amendments/Transfers**		**BREVARD COUNTY HOME**	**$207,682**	
3240 - HOUSING GRANTS					
3240 - HOUSING GRANTS	11/01/2025	105-3240-554.83-00	$3,375	PO#81863 GREEN LEAF HOME RESOLUTION# 2025-089	815
		105-3240-554.83-00	$205	PO#83871 GREEN LEAF HOME RESOLUTION# 2025-089	815
	02/10/2026	105-3240-554.83-00	$14,691	FY23 HHRP IAN/NICOLE RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$3,634	FY23 PROGRAM INTEREST RESOLUTION# 2026-009	1966

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3240 - HOUSING GRANTS	02/10/2026	105-3240-554.83-00	$180,715	FY24 CARRYFORWARD LESS PO RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$101	FY24 HHRP IAN/NICOLE RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$1,658	FY24 PROGRAM INCOME RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$7,203	FY24 PROGRAM INTEREST RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$2,004	FY25 EXCESS ADMIN CRRYFWD RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$133,515	FY25 HUD CARRY FORWARD RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$303	FY25 PROG INCOME INTEREST RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$13,729	FY25 PROGRAM INCOME RESOLUTION# 2026-009	1966
		105-3240-554.83-00	$19,259	FY25 PROGRAM INTEREST RESOLUTION# 2026-009	1966
		105-3240-554.21-00	$84	UPDATE ADMIN ALLOCATION RESOLUTION# 2026-009	1966
		105-3240-554.23-07	($46)		
		105-3240-554.23-09	($1)		
		105-3240-554.27-00	($287)		
		105-3240-554.23-00	($9)		
		105-3240-554.22-00	$185		
		105-3240-554.13-00	$10,194		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3240 - HOUSING GRANTS	02/10/2026	105-3240-554.12-00	($8,805)	UPDATE ADMIN ALLOCATION RESOLUTION# 2026-009	1966
		105-3240-554.23-08	($8)		
		105-3240-554.23-04	($1,307)		
2	**Total Budget Amendments/Transfers**		**Division 3240 Total**	**$380,392**	
2	**Total Budget Amendments/Transfers**		**SHIP/HOUSING ASSISTANCE**	**$380,392**	
3200 - ADMINISTRATION					
3200 - ADMINISTRATION	10/14/2025	107-3200-524.71-35	($697)	SAMSARA RESOLUTION# 2025-074	231
		107-3200-524.56-15	$704		
		107-3200-524.49-00	$26		
		107-3200-524.72-35	($33)		
	12/09/2025	107-3200-581.91-01	$3,366	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	1099
	12/31/2025	107-3200-524.34-00	($16,388)	TEMPORARY TOUGHBOOK FUNDS	1431
		107-3200-524.56-15	$7,903		
	01/13/2026	107-3200-524.56-15	($7,903)	REPLINISH CONTRACT SRVCS RESOLUTION# 2026-005	1569
		107-3200-524.34-00	$16,388		
		107-3200-524.56-15	$8,000	TOUGH BOOKS RESOLUTION# 2026-005	1569
	01/30/2026	107-3200-524.14-00	$3,000	3) MOVE DROP SALARIES JANUARY CLEANUP	1793
		107-3200-524.13-00	($44,641)		
		107-3200-524.12-00	$41,641		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
5	**Total Budget Amendments/Transfers**		**Division 3200 Total**	**$11,366**	
3232 - CODE ENFORCEMENT					
3232 - CODE ENFORCEMENT	10/14/2025	107-3232-524.64-00	$58,298	FY 26 VEHICLE PURCHASES RESOLUTION# 2025-073	230
	12/31/2025	107-3232-524.56-15	$8,485	TEMPORARY TOUGHBOOK FUNDS	1431
	01/13/2026	107-3232-524.56-15	($8,485)	REPLINISH CONTRACT SRVCS RESOLUTION# 2026-005	1569
		107-3232-524.56-15	$11,808	TOUGH BOOKS RESOLUTION# 2026-005	1569
	02/10/2026	107-3232-524.40-00	$2,500	2 BLDG CODE ENF OFFICERS RESOLUTION# 2026-069	1985
		107-3232-524.41-00	$2,000		
		107-3232-524.42-00	$2,000		
		107-3232-524.55-00	$1,500		
		107-3232-524.52-02	$1,000		
		107-3232-524.52-30	$1,000		
		107-3232-524.46-03	$1,000		
		107-3232-524.54-00	$500		
4	**Total Budget Amendments/Transfers**		**Division 3232 Total**	**$81,606**	
6	**Total Budget Amendments/Transfers**		**BUILDING PERMITS**	**$92,972**	
3240 - HOUSING GRANTS					
3240 - HOUSING	01/13/2026	108-3240-517.71-00	$18,010	FY25 CARRY FORWARD CDBG	1571

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
GRANTS	01/13/2026			RESOLUTION# 2026-006	
		108-3240-517.71-00	($13,575)	SHORE UP FY26 AWARD RESOLUTION# 2026-006	1571
	02/10/2026	108-3240-517.71-00	$14,009	FY25 & PRIOR PROG INC+INT RESOLUTION# 2026-009	1966
2	**Total Budget Amendments/Transfers**		**Division 3240 Total**	**$18,444**	
2	**Total Budget Amendments/Transfers**		**SEC 108 LOAN GUARANTEE**	**$18,444**	
3230 - CRA ADMIN/OPERATIONS					
3230 - CRA ADMIN/OPERATIONS	10/28/2025	110-3230-559.63-07	$180,000	T-DOCKS DESIGN RESOLUTION# CCRA2025-947	520
	11/01/2025	110-3230-559.63-00	$1,704	PO#77934 INFRA SOLTN SRVC RESOLUTION# 2025-089	815
		110-3230-517.71-31	$27	PO#83115 COCOA VILL PRTNR RESOLUTION# 2025-089	815
		110-3230-559.63-00	$86,580	PO#83823 MYRA PLANNING RESOLUTION# 2025-089	815
	11/18/2025	110-3230-581.91-34	$1,494,500	DAYSLIP FIND MATCH PHASE2 RES# CCRA-2025-932	895
		110-3230-559.39-00	($1,494,500)		
	12/01/2025	110-3230-559.64-15	$35,630	PARK SECURITY CAMERAS RES# CCRA-2025-1083	922
		110-3230-559.71-00	($62,211)	5) SHORE UP POSTAGE LEASE NOVEMBER CLEANUP	1084
		110-3230-517.71-31	$46,004		
		110-3230-559.72-00	($1,834)		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3230 - CRA ADMIN/OPERATIONS	12/01/2025	110-3230-517.72-31	$14,173	5) SHORE UP POSTAGE LEASE NOVEMBER CLEANUP	1084
		110-3230-559.40-00	$3,868	5) SHORE UP TRAVEL NOVEMBER CLEANUP	1084
	12/15/2025	110-3230-581.91-01	$88,000	CCRA POLICE OVERTIME RES# CCRA-2025-1085	1098
	01/13/2026	110-3230-559.63-00	$50,000	CV WAYFINDING & SIGNAGE RESOLUTION# 2026-004	1561
		110-3230-559.63-07	$4,501	PARK FENCING RESOLUTION# 2026-004	1561
		110-3230-559.64-00	$23,993	PARK LIGHTING & CAMERAS RESOLUTION# 2026-004	1561
		110-3230-559.63-00	$653,518	VILLAGE STREET PARKING RESOLUTION# 2026-004	1561
	02/04/2026	110-3230-559.39-00	($51,044)	SHORE UP COUNTY TIF REV RES# CCRA 2026-001	1833
		110-3230-559.39-00	($9,388)	SHORE UP D4 PARK TIF REV RES# CCRA 2026-001	1833
7	**Total Budget Amendments/Transfers**		**Division 3230 Total**	**$1,063,521**	
7	**Total Budget Amendments/Transfers**		**CRA COCOA RDA**	**$1,063,521**	
3230 - CRA ADMIN/OPERATIONS					
3230 - CRA ADMIN/OPERATIONS	11/01/2025	111-3230-559.83-00	$500	PO#80786 STEVENSON LAND RESOLUTION# 2025-089	815
		111-3230-559.83-00	$850	PO#80815 SHERWIN WILLIAMS	815

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3230 - CRA ADMIN/OPERATIONS	11/01/2025			RESOLUTION# 2025-089	
		111-3230-559.83-00	$500	PO#80838 STEVENSON LAND RESOLUTION# 2025-089	815
		111-3230-559.83-00	$850	PO#80848 SHERWIN WILLIAMS RESOLUTION# 2025-089	815
		111-3230-559.83-00	$500	PO#80894 STEVENSON LAND RESOLUTION# 2025-089	815
		111-3230-559.83-00	$500	PO#82788 STEVENSON LAND RESOLUTION# 2025-089	815
		111-3230-559.83-00	$4,320	PO#84099 BC CTY COMMISION RESOLUTION# 2025-089	815
	01/13/2026	111-3230-559.63-00	$141,226	BUS STOP SHELTERS RESOLUTION# 2026-004	1561
		111-3230-559.83-11	$37,500	FY25 UPSTART CARRYFORWARD RESOLUTION# 2026-004	1561
		111-3230-559.63-00	$50,000	PROVOST/GILMORE DEVELPMNT RESOLUTION# 2026-004	1561
		111-3230-559.63-00	$50,000	RESURFACE STAMPED PAVEMNT RESOLUTION# 2026-004	1561
	01/26/2026	111-3230-559.39-00	($48,600)	SHORE UP COUNTY TIF REV RES# DSCRA 2026-001	1739
		111-3230-559.39-00	$866	SHORE UP D4 PARK TIF REV RES# DSCRA 2026-001	1739
3	**Total Budget Amendments/Transfers**		**Division 3230 Total**	**$239,012**	
3	**Total Budget**		**CRA DIAMOND**	**$239,012**	

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
	Amendments/Transfers		**SQUARE 626**		
2100 - POLICE ADMIN/OPERATIONS					
2100 - POLICE ADMIN/OPERATIONS	12/09/2025	143-2100-521.52-00	$13,901	PD GYM EQUIPMENT RESOLUTION# 2025-086	1096
		143-2100-521.64-00	$6,099		
	12/31/2025	143-2100-521.52-00	($1,499)	7) GYM EQUIPMENT DELIVERY DECEMBER CLEANUP	1367
		143-2100-521.64-00	$1,499		
2	**Total Budget Amendments/Transfers**		**Division 2100 Total**	**$20,000**	
2	**Total Budget Amendments/Transfers**		**FEDERAL FORFEITURE FUND**	**$20,000**	
3580 - CAPITAL PROJECTS MNGMT					
3580 - CAPITAL PROJECTS MNGMT	11/18/2025	304-3580-572.63-00	$1,494,500	DAYSLIP FIND GRANT PHASE2 RESOLUTION# 2025-084	893
		304-3580-572.63-00	$1,494,500	DAYSLIP FIND MATCH PHASE2 RESOLUTION# 2025-084	895
1	**Total Budget Amendments/Transfers**		**Division 3580 Total**	**$2,989,000**	
1	**Total Budget Amendments/Transfers**		**DAY SLIPS / REVETMENT**	**$2,989,000**	
1506 - INVENTORY					
1506 - INVENTORY	11/01/2025	421-1506-536.46-00	($1,028)	5) WAREHOUSE SCANNER OCTOBER CLEANUP	631
		421-1506-536.56-15	$1,028		
1	**Total Budget Amendments/Transfers**		**Division 1506 Total**	**$0**	

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
1515 - UTILITY SUPPORT SERVICES					
1515 - UTILITY SUPPORT SERVICES	11/01/2025	421-1515-536.64-00	$12,309	1) MDX CAPITAL PURCHASE OCTOBER CLEANUP	631
		421-1515-536.52-00	($12,309)		
	01/30/2026	421-1515-536.12-12	$3,567	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		421-1515-536.12-00	($3,567)		
		421-1515-536.49-00	$258	4)COVER OTHER CHARGES&OBL JANUARY CLEANUP	1793
		421-1515-536.52-00	($258)		
2	**Total Budget Amendments/Transfers**		**Division 1515 Total**	**$0**	
4010 - WATER ADMINISTRATION					
4010 - WATER ADMINISTRATION	10/14/2025	421-4010-536.49-00	$326	SAMSARA RESOLUTION# 2025-074	231
		421-4010-536.56-15	$38,309		
	11/01/2025	421-4010-536.31-01	$3,537	PO#77360 DELAPARTE & GIL RESOLUTION# 2025-089	833
		421-4010-536.31-00	$15,270	PO#78424 STANTEC CNSLTNG RESOLUTION# 2025-089	833
		421-4010-536.31-01	$13,440	PO#78979 GARNGANESE, WEIS RESOLUTION# 2025-089	833
		421-4010-536.34-00	$32,929	PO#82935 US GEOLOGICAL SU RESOLUTION# 2025-089	833
		421-4010-536.31-00	$11,808	PO#82974 STANTEC CNSLTNG RESOLUTION# 2025-089	833
		421-4010-536.46-00	$5,000	11) REPLACE LAB ICE MAKER OCTOBER CLEANUP	631
		421-4010-536.34-00	($5,000)		

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4010 - WATER ADMINISTRATION	11/01/2025	421-4010-536.56-15	$8,950	4)CLEARGOV BUDGET 50% UT OCTOBER CLEANUP	631
		421-4010-536.34-00	($8,950)		
	12/01/2025	421-4010-536.49-00	$3,200	7) AGENT FEES NOVEMBER CLEANUP	1084
		421-4010-536.73-00	($3,200)		
		421-4010-536.49-00	$100	7) REDEMPTION FEES NOVEMBER CLEANUP	1084
		421-4010-536.73-00	($100)		
	12/09/2025	421-4010-536.39-00	($77,416)	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	1099
		421-4010-581.91-01	$77,416		
	02/10/2026	421-4010-536.39-00	($59,400)	CAROLLO WRF SERVICES RESOLUTION# 2026-066	1983
		421-4010-536.39-00	($166,787)	TRANSFORMER PURCHASE RESOLUTION# 2026-023	1980
5	**Total Budget Amendments/Transfers**		**Division 4010 Total**	**($110,568)**	
4020 - DYAL PLANT					
4020 - DYAL PLANT	11/01/2025	421-4020-536.31-03	$2,070	PO#79792 JACOBS ENGNRNG RESOLUTION# 2025-089	833
		421-4020-536.31-03	$5,111	PO#82308 HDR ENGINEERING RESOLUTION# 2025-089	833
		421-4020-536.31-27	$245,419	PO#83151 HDR ENGINEERING RESOLUTION# 2025-089	833
		421-4020-536.34-00	$8,900	PO#83275 BIO-TECH CONSULT RESOLUTION# 2025-089	833
		421-4020-536.46-00	$25,368	PO#83456 FLUID CONTROL SP RESOLUTION# 2025-089	833

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4020 - DYAL PLANT	11/01/2025	421-4020-536.56-15	$769	PO#83540 CDW GOVERNMENT RESOLUTION# 2025-089	833
		421-4020-536.64-00	$17,423	PO#83875 VIABLE TECH RESOLUTION# 2025-089	833
		421-4020-536.46-02	$289,839	PO#83946 HAMILTON ROOFING RESOLUTION# 2025-089	833
		421-4020-536.63-07	$48,736	PO#84072 DAVE'S FENCE RESOLUTION# 2025-089	833
	01/12/2026	421-4020-536.62-00	($115,500)	5 HSP#1 EXHAUST FANS CORRECT EQUIPMENT ACCOUNT	1572
		421-4020-536.64-00	$115,500		
	01/13/2026	421-4020-536.64-15	$18,992	SCADA SERVER UPGRADE RESOLUTION# 2026-004	1561
	01/30/2026	421-4020-536.64-00	$37,276	2) SHORTFALL ON MAG METER JANUARY CLEANUP	1793
		421-4020-536.52-09	($37,276)		
		421-4020-536.12-12	$897	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		421-4020-536.12-00	($897)		
		421-4020-536.12-00	($43,926)	3) EMPLOYEE ENTERING DROP JANUARY CLEANUP	1793
		421-4020-536.13-00	$43,926		
		421-4020-536.52-00	($1,200)	6) NEW EMPLOYEE JACKETS JANUARY CLEANUP	1793
		421-4020-536.52-02	$1,200		
		421-4020-536.43-00	($5,701)	7)COVER CHARTER SHORTFALL JANUARY CLEANUP	1793
		421-4020-536.41-00	$5,701		
	02/10/2026	421-4020-536.64-00	$15,163	TRANSFORMER PURCH CONTING RESOLUTION# 2026-023	1980

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4020 - DYAL PLANT	02/10/2026	421-4020-536.64-00	$151,624	TRANSFORMER PURCHASE RESOLUTION# 2026-023	1980
5	**Total Budget Amendments/Transfers**		**Division 4020 Total**	**$829,414**	
4025 - WATER FIELD OPERATIONS					
4025 - WATER FIELD OPERATIONS	11/01/2025	421-4025-536.46-00	$37,504	PO#82598 GOODSON PAVING RESOLUTION# 2025-089	833
		421-4025-536.46-00	$5,952	PO#83647 FERGUSON ENTRPRS RESOLUTION# 2025-089	833
		421-4025-536.46-00	$47,501	PO#83791 FERGUSON ENTRPRS RESOLUTION# 2025-089	833
		421-4025-536.46-00	$32,521	PO#83982 FERGUSON ENTRPRS RESOLUTION# 2025-089	833
		421-4025-536.46-00	$22,694	PO#83992 CORE & MAIN RESOLUTION# 2025-089	833
		421-4025-536.46-00	$2,700	PO#84052 FERGUSON ENTRPRS RESOLUTION# 2025-089	833
		421-4025-536.46-00	$6,491	PO#84056 FERGUSON ENTRPRS RESOLUTION# 2025-089	833
		421-4025-536.46-02	$4,694	PO#84068 TECH SYSTEMS INC RESOLUTION# 2025-089	833
		421-4025-536.46-00	$7,674	PO#84073 CORE & MAIN RESOLUTION# 2025-089	833
		421-4025-536.64-00	$24,610	PO#84097 FLORIDA MASTER T RESOLUTION# 2025-089	833
		421-4025-536.46-00	($29,000)	6) INFRAMAP/WATER LICENSE	631

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4025 - WATER FIELD OPERATIONS	11/01/2025	421-4025-536.56-15	$29,000	OCTOBER CLEANUP	631
	01/13/2026	421-4025-536.64-00	$11,535	WATER METER TEST BENCH RESOLUTION# 2026-004	1561
	01/30/2026	421-4025-536.12-00	($574)	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		421-4025-536.12-12	$574		
		421-4025-536.12-00	($363)	3)BI-LINGUAL PAY-HAS MEMO JANUARY CLEANUP	1793
		421-4025-536.15-00	$363		
3	**Total Budget Amendments/Transfers**		**Division 4025 Total**	**$203,876**	
4055 - ENGINEERING					
4055 - ENGINEERING	11/01/2025	421-4055-536.31-03	$442,471	PO#82114 JACOBS GROUP INC RESOLUTION# 2025-089	833
		421-4055-536.63-00	$198,568	PO#82362 CHA CONSULTING RESOLUTION# 2025-089	833
		421-4055-536.63-00	$109,989	PO#82653 KIMLEY-HORN RESOLUTION# 2025-089	833
	01/13/2026	421-4055-536.63-00	($104,715)	INV #85385-03 ACRRUAL RESOLUTION# 2026-004	1561
2	**Total Budget Amendments/Transfers**		**Division 4055 Total**	**$646,313**	
4120 - SELLERS PLANT					
4120 - SELLERS PLANT	11/01/2025	421-4120-536.46-00	$2,271	PO#83451 GRAYBAR ELECTRIC RESOLUTION# 2025-089	833
		421-4120-536.34-00	$9,750	PO#83579 AERZEN USA CORP RESOLUTION# 2025-089	833

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4120 - SELLERS PLANT	11/01/2025	421-4120-536.46-00	$18,290	PO#84046 THOMPSON PUMP & RESOLUTION# 2025-089	833
	01/13/2026	421-4120-536.64-00	$14,255	COMPRESSOR-BREAKERS-PLUGS RESOLUTION# 2026-004	1561
		421-4120-536.64-00	$14,178	UTILITY CART RESOLUTION# 2026-004	1561
	01/30/2026	421-4120-536.12-12	$1,158	3) COVER ACCRUAL PAYOUT JANUARY CLEANUP	1793
		421-4120-536.12-00	($1,158)		
		421-4120-536.64-00	$6,200	5) RPLCMNT AIR COMPRESSOR JANUARY CLEANUP	1793
		421-4120-536.46-00	($6,200)		
		421-4120-536.46-00	($60)	7)COVER CHARTER SHORTFALL JANUARY CLEANUP	1793
		421-4120-536.41-00	$60		
	02/10/2026	421-4120-536.31-03	$59,400	CAROLLO WRF SERVICES RESOLUTION# 2026-066	1983
4	**Total Budget Amendments/Transfers**		**Division 4120 Total**	**$118,144**	
4125 - SEWER FIELD OPERATIONS					
4125 - SEWER FIELD OPERATIONS	11/01/2025	421-4125-536.46-00	$29,720	PO#84093 BARNEY'S PUMPS RESOLUTION# 2025-089	833
		421-4125-536.56-15	$5,000	6) INFRAMAP/WATER LICENSE OCTOBER CLEANUP	631
		421-4125-536.46-00	($5,000)		
	01/13/2026	421-4125-536.64-15	$300,000	LIFTSTATION COMMS UPGRADE RESOLUTION# 2026-004	1561
	01/30/2026	421-4125-536.15-00	$121	3)BI-LINGUAL PAY-HAS MEMO JANUARY CLEANUP	1793

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4125 - SEWER FIELD OPERATIONS	01/30/2026	421-4125-536.12-00	($121)	3)BI-LINGUAL PAY-HAS MEMO JANUARY CLEANUP	1793
3	**Total Budget Amendments/Transfers**		**Division 4125 Total**	**$329,720**	
4700 - DEBT SERVICE					
4700 - DEBT SERVICE	10/14/2025	421-4700-591.71-35	($36,922)	SAMSARA RESOLUTION# 2025-074	231
		421-4700-591.72-35	($1,713)		
1	**Total Budget Amendments/Transfers**		**Division 4700 Total**	**($38,635)**	
8	**Total Budget Amendments/Transfers**		**WATER/SEWER FUND**	**$1,978,264**	
3570 - STORMWATER UTILITY					
3570 - STORMWATER UTILITY	10/14/2025	423-3570-538.63-00	($6,440)	FY 26 VEHICLE PURCHASES RESOLUTION# 2025-073	230
		423-3570-538.64-00	$6,440		
		423-3570-538.56-15	$4,527	SAMSARA RESOLUTION# 2025-074	231
		423-3570-538.39-00	($1,610)		
		423-3570-538.72-35	($130)		
		423-3570-538.71-35	($2,787)		
	11/01/2025	423-3570-538.34-00	$300	PO#77832 BEEMATS LLC RESOLUTION# 2025-089	833
		423-3570-538.31-00	$601		
		423-3570-538.34-00	$1	PO#80291 FUTURE HORIZONS RESOLUTION# 2025-089	833
		423-3570-538.34-00	$1	PO#82065 BEEMATS LLC RESOLUTION# 2025-089	833

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
3570 - STORMWATER UTILITY	11/01/2025	423-3570-538.34-00	$301	PO#82066 BEEMATS LLC RESOLUTION# 2025-089	833
		423-3570-538.34-00	$1	PO#83266 BEEMATS LLC RESOLUTION# 2025-089	833
		423-3570-538.34-00	$1	PO#83286 BEEMATS LLC RESOLUTION# 2025-089	833
		423-3570-538.63-00	$31,225	PO#83786 KIMLEY-HORN RESOLUTION# 2025-089	833
		423-3570-538.46-00	$4,600	PO#83978 EAST COAST FENCE RESOLUTION# 2025-089	833
		423-3570-538.46-00	$1,794	PO#83979 EAST COAST FENCE RESOLUTION# 2025-089	833
	12/09/2025	423-3570-581.91-01	$7,293	FUEL CANOPY REPLACEMENT RESOLUTION# 2025-093	1099
	01/13/2026	423-3570-538.63-00	$700	LONDON DITCH DESIGN RESOLUTION# 2026-004	1561
4	**Total Budget Amendments/Transfers**		**Division 3570 Total**	**$46,818**	
4	**Total Budget Amendments/Transfers**		**STORMWATER UTILITY**	**$46,818**	
4020 - DYAL PLANT					
4020 - DYAL PLANT	11/01/2025	424-4020-536.63-00	$105,720	PO#81086 CROM LLC RESOLUTION# 2025-089	833
		424-4020-536.63-07	$8,796	PO#83276 JACOBS GROUP INC RESOLUTION# 2025-089	833
		424-4020-536.62-00	$7,187	PO#83465 JACOBS GROUP INC	833

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4020 - DYAL PLANT	11/01/2025			RESOLUTION# 2025-089	
		424-4020-536.63-07	$615,322	PO#84075 JACOBS GROUP INC RESOLUTION# 2025-089	833
	12/01/2025	424-4020-536.64-00	$0	1) COMBINE PROJECTS NOVEMBER CLEANUP	1084
	01/13/2026	424-4020-536.63-00	$260,000	CAL-FLO POLYMER TANK RESOLUTION# 2026-004	1561
		424-4020-536.64-00	$153,000	JOCKEY HIGH SERVICE PUMPS RESOLUTION# 2026-004	1561
		424-4020-536.63-07	$200,458	REACTOR QUALIFIER 1 & 2 RESOLUTION# 2026-004	1561
		424-4020-536.63-00	$1,338,148		
		424-4020-536.62-00	$1,314	REMODEL OPS BUILDING RESOLUTION# 2026-004	1561
3	**Total Budget Amendments/Transfers**		**Division 4020 Total**	**$2,689,945**	
4025 - WATER FIELD OPERATIONS					
4025 - WATER FIELD OPERATIONS	02/10/2026	424-4025-536.63-63	$830,440	FY25 BUDGET ROLL FEDERAL RESOLUTION# 2026-009	1966
		424-4025-536.63-64	$93,425	FY25 BUDGET ROLL STATE RESOLUTION# 2026-009	1966
1	**Total Budget Amendments/Transfers**		**Division 4025 Total**	**$923,865**	
4055 - ENGINEERING					
4055 - ENGINEERING	10/14/2025	424-4055-536.63-00	$2,547,000	BANANA RIVER CONSTRUCTION RESOLUTION# 2025-071	228

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4055 - ENGINEERING	10/14/2025	424-4055-536.63-00	$254,700	BANANA RIVER CONTINGENCY RESOLUTION# 2025-071	228
	10/17/2025	424-4055-536.63-00	$302,187	BANANA RIVER ENGINEERING RESOLUTION# 2025-072	229
	11/01/2025	424-4055-536.63-00	$25,661	PO#78454 DRMP, INC RESOLUTION# 2025-089	833
		424-4055-536.63-00	$106,454	PO#81190 JACOBS ENGNRNG RESOLUTION# 2025-089	833
		424-4055-536.63-00	$10,568	PO#81348 JACOBS ENGNRNG RESOLUTION# 2025-089	833
		424-4055-536.63-00	$1,016,607	PO#81414 WHARTON SMITH RESOLUTION# 2025-089	833
		424-4055-536.63-00	$43,715	PO#81898 CAROLLO ENGINEER RESOLUTION# 2025-089	833
		424-4055-536.63-00	$35,922	PO#82104 JACOBS ENGNRNG RESOLUTION# 2025-089	833
		424-4055-536.63-00	$2,864,132	PO#82211 ATLANTIC DEVELOP RESOLUTION# 2025-089	833
		424-4055-536.63-00	$2,400,265	PO#82212 ATLANTIC DEVELOP RESOLUTION# 2025-089	833
		424-4055-536.63-00	$200,079	PO#82219 DRMP, INC RESOLUTION# 2025-089	833
		424-4055-536.63-00	$61,517	PO#82220 DRMP, INC RESOLUTION# 2025-089	833
		424-4055-536.63-00	$6,825	PO#82247 JACOBS ENGNRNG RESOLUTION# 2025-089	833

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4055 - ENGINEERING	11/01/2025	424-4055-536.63-00	$22,777	PO#83234 KIMLEY-HORN RESOLUTION# 2025-089	833
		424-4055-536.63-00	$17,635	PO#83268 COROLLO ENGINEER RESOLUTION# 2025-089	833
		424-4055-536.63-00	$95,780	PO#83655 MCKIM & CREED RESOLUTION# 2025-089	833
		424-4055-536.63-00	$433,077	PO#83825 JACOBS ENGINEER RESOLUTION# 2025-089	833
		424-4055-536.63-00	$619,197	PO#83998 CAROLLO ENGINEER RESOLUTION# 2025-089	833
	01/13/2026	424-4055-536.63-00	$186,000	AC RAW WATER PIPLINE RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$140,000	CAL-FLO POLYMER TANK RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$200,000	CAMP RD/US1 FORCEMAIN RPL RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$2,220,118	DYAL CO2 BULK REPLACEMENT RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$1,414,106	DYAL WELL #17 RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$826,825	ELEVATED TANK REPAIRS RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$271,792	FRIDAY RD - WINWARD PRSRV RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$1,284,000	GW WASHWTR TANK RECOATING RESOLUTION# 2026-004	1561

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
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Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4055 - ENGINEERING	01/13/2026	424-4055-536.63-00	$195,638	OSAGE/ANG - COCOA LAKES RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$5,783,606	OZONE IMPROVEMENTS RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$2,500,000	PINEDA WATERMAIN CROSSING RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$1,912,358	PIPE INFRA ASSESS&REPLACE RESOLUTION# 2026-004	1561
		424-4055-536.63-00	($194,134)	PO#81414 RETAINAGE RESOLUTION# 2026-004	1561
		424-4055-536.63-00	($18,225)	PO#82211 RETAINAGE RESOLUTION# 2026-004	1561
		424-4055-536.63-00	($63,371)	PO#82212 RETAINAGE RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$107,309	REPLACE LIFT STATION #19 RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$102,347	SEAWALL REPLACEMENT LS1 RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$2,149,050	SELLER SCADA ENGINEERING RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$77,000	TAYLOR CREEK RES PMP RPLC RESOLUTION# 2026-004	1561
		424-4055-536.63-00	$667	WT-63 REPLACEMENT OF DYAL RESOLUTION# 2026-004	1561
	02/10/2026	424-4055-536.63-00	$0	DYET22 BID B-26-01-COC RESOLUTION# 2026-065	1984

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
4055 - ENGINEERING	03/10/2026	424-4055-536.63-00	$0	CATALINA WATERMAIN SEE 3/10 CLERK'S JOURNAL	2306
6	**Total Budget Amendments/Transfers**		**Division 4055 Total**	**$30,159,184**	
4120 - SELLERS PLANT					
4120 - SELLERS PLANT	11/01/2025	424-4120-536.64-15	$303,870	PO#83582 CAROLLO ENGINEER RESOLUTION# 2025-089	833
		424-4120-536.64-00	$281,963	PO#83999 CAROLLO ENGINEER RESOLUTION# 2025-089	833
	01/13/2026	424-4120-536.64-15	$52,106	MOTOR LOGIC CONTROL PANEL RESOLUTION# 2026-004	1561
		424-4120-536.63-00	$1,000,000	REPLACE AERATION BLOWER RESOLUTION# 2026-004	1561
		424-4120-536.64-00	$3,384		
		424-4120-536.64-15	$463,507	REPLACE MCC 7 & 8 RESOLUTION# 2026-004	1561
		424-4120-536.64-15	$528,113	SCADA MIGRATION RESOLUTION# 2026-004	1561
2	**Total Budget Amendments/Transfers**		**Division 4120 Total**	**$2,632,943**	
4125 - SEWER FIELD OPERATIONS					
4125 - SEWER FIELD OPERATIONS	11/01/2025	424-4125-536.63-00	$262,540	PO#83951 DANUS UTILITIES RESOLUTION# 2025-089	833
1	**Total Budget Amendments/Transfers**		**Division 4125 Total**	**$262,540**	
7	**Total Budget**		**RENEWAL & REPLACE**	**$36,668,477**	

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
	Amendments/Transfers		**FUND**		
4020 - DYAL PLANT					
4020 - DYAL PLANT	11/01/2025	427-4020-536.31-37	$38,332	PO#82308 HDR ENGINEERING RESOLUTION# 2025-089	833
		427-4020-536.31-35	$12,778		
		427-4020-536.31-36	$3,408		
		427-4020-536.31-34	$25,555		
		427-4020-536.31-36	$163,614	PO#83151 HDR ENGINEERING RESOLUTION# 2025-089	833
		427-4020-536.31-37	$1,840,641		
		427-4020-536.31-35	$613,547		
		427-4020-536.31-34	$1,227,095		
1	**Total Budget Amendments/Transfers**		**Division 4020 Total**	**$3,924,970**	
1	**Total Budget Amendments/Transfers**		**TCR/SJR PROJECT**	**$3,924,970**	
1801 - HUMAN RESOURCES					
1801 - HUMAN RESOURCES	11/01/2025	520-1801-513.31-00	$19,358	PO#83116 UNITED SELF INS RESOLUTION# 2025-089	833
1	**Total Budget Amendments/Transfers**		**Division 1801 Total**	**$19,358**	
1	**Total Budget Amendments/Transfers**		**WORKERS COMPENSATION FUND**	**$19,358**	

42 Transfers & Amendments Between Oct 1, 2025 and Mar 31, 2026

FY 2026 EXPENSE BUDGET TRACKING WORKSHEET
EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF 3/31/2026

Div Description	Transaction Date	Account Formatted	Transaction Amount	Resolution # / Description of Transfer or Amendment	Group Number
FY 2026 Total Transfer & Amendments			$52,571,632		

NOTE: Group #s represent a complete transaction that will net to zero. Add all expenses for each group number, then subtract the revenues related to the same group number and your total will equal zero

Report: Expense Budget Tracking Worksheet
Run by: Zoie R. Badalov

Date: 04/08/2026

CITY COUNCIL AGENDA ITEM

Memo Date:	March 30, 2026
Agenda Date:	April 14, 2026
File ID:	2026-230
Prepared By:	Zoie Badalov, Senior Budget Analyst
Through:	Rebecca Bowman, Finance Director Stockton Whitten, City Manager
Requested Action:	In accordance with City Code, Section 2-74, at the beginning of each month during the fiscal year, the City Manager shall submit to City Council data showing the relation between the estimated and actual income and expenses to date.

BACKGROUND:

The following reports for the period ending March 2026 (FY26) provide information for the three major funds: General Fund, Water/Sewer Fund, and the Storm Water Fund. This March 2026 (FY26) report is unaudited and preliminary.

Each of the major funds will have the following reports:

1. Budget by Account Classification Report

Summary of the annual budget, revenues collected and expenditures by fund. The detailed back-up documentation is found in the Revenue Report and the Detailed Budget Report Summary by Object.

2. Revenue Report

Detail by account the number of actual revenues collected vs. budget for the three major funds: General Fund, Water & Sewer, and Storm Water. This report shows the current period, the year to date totals, the annual budget and the unrealized balance.

· Estimated — represents either the current period or the year-to-date prorated budget
· Actual — represents actual revenue received either in the current period or year to date
· % Rev — the percentage of actual revenue received vs. budget
· Annual Estimate — annual budget
· Unrealized Balance - annual estimate (budget less actual year to date received)

3. Detail Budget Report Summary by Object

Summary of expenditures by account description vs. budget for the three major funds: General Fund, Water & Sewer, and Storm Water. This report shows the current period, the year-to-date totals, encumbrances, the annual budget and the unencumbered balance.

· Budget — represents either the current period or the year-to-date prorated budget
· Actual — represents actual cash expenditures either in the current period or year to date
· % Exp. — the percentage of actual expenditures vs. budget
· Encumbrance — encumbered amount
· Annual Budget — annual budget
· Unencumbered Balance — annual budget less actual year to date actual expenditures plus encumbrances

· % Budgeted — the percentage of year to date actual expenditures plus encumbrances vs. budget

PRIORITY AREA CONNECTION:
Organizational Effectiveness

BUDGETARY IMPACT:
None

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Informational Item only

FY 2026 Budget by Classification Report - Summary Listing

3/31/2026

Target for March 2026 is 50%

FUND 001 - GENERAL FUND

	Amended Budget	YTD Encumbrances	YTD Actual Transactions	Budget - YTD	% Used/Rec'd
REVENUE					
TAXES	$ 17,178,672	$ -	$ 13,611,644	$ 3,567,028	79%
OTHER PERMITS AND FEES	$ 6,487,002	$ -	$ 4,317,713	$ 2,169,289	67%
INTERGOVERNMENTAL	$ 3,172,396	$ -	$ 1,136,572	$ 2,035,824	36%
CHARGES FOR SERVICES	$ 8,158,428	$ -	$ 4,181,979	$ 3,976,449	51%
FINES AND FORFEITURES	$ 30,000	$ -	$ 14,924	$ 15,076	50%
MISCELLANEOUS	$ 620,214	$ -	$ 2,062,733	$ (1,442,519)	333%
****OTHER SOURCES (NON-REVENUE)**	$ 24,193,901	$ -	$ 9,875,476	$ 14,318,425	41%
REVENUE TOTALS	**$ 59,840,613**	**$ -**	**$ 35,201,042**	**$ 24,639,571**	**59%**
EXPENSE					
SALARIES AND BENEFITS	$ 32,090,627	$ 609	$ 13,419,151	$ 18,670,867	42%
OPERATING EXPENDITURES	$ 18,443,096	$ 5,371,883	$ 7,091,615	$ 5,979,597	38%
CAPITAL OUTLAY	$ 5,854,646	$ 1,563,559	$ 2,386,237	$ 1,904,850	41%
GRANTS, AIDS AND OTHER	$ 179,768	$ 3,765	$ 49,940	$ 126,063	28%
NON-OPERATING USES	$ 3,272,476	$ -	$ 2,538,340	$ 734,136	78%
EXPENSE TOTALS	**$ 59,840,613**	**$ 6,939,816**	**$ 25,485,284**	**$ 27,415,512**	**54%**
REVENUE TOTALS	**$ 59,840,613**	**$ -**	**$ 35,201,042**	**$ 24,639,571**	**59%**
EXPENSE TOTALS	**$ 59,840,613**	**$ 6,939,816**	**$ 25,485,284**	**$ 27,415,512**	**54%**
	$ -	**$ (6,939,816)**	**$ 9,715,757**	**$ (2,775,941)**	

*Unaudited

**Fund Balance is a budgeted revenue, not actual revenue.

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
310	TAXES								
311	AD VALOREM								
10 00	CURRENT TAXES	1,075,389	353,842.66	33	6,452,334	11,564,074.63	179	12,904,672	1,340,597.37
20 00	DELINQUENT TAXES	1,250	449.36	36	7,500	3,663.51	49	15,000	11,336.49
25 00	PENALTIES RE: TAXES	1,666	241.63	15	9,996	25,296.55	253	20,000	5,296.55-
30 00	TAX CERTIFICATES	16,666	.00		99,996	.00		200,000	200,000.00
311 **	AD VALOREM	1,094,971	354,533.65	32	6,569,826	11,593,034.69	177	13,139,672	1,546,637.31
312	SALES USE AND FUEL TAXES								
41 00	LOCAL OPTION GAS TAX 6 CT	35,333	45,646.69	129	211,998	227,366.81	107	424,000	196,633.19
312 **	SALES USE AND FUEL TAXES	35,333	45,646.69	129	211,998	227,366.81	107	424,000	196,633.19
314	UTILITY SERVICE TAX								
10 00	ELECTRICITY	183,333	202,453.32	110	1,099,998	1,058,537.67	96	2,200,000	1,141,462.33
30 00	WATER-COCOA	40,000	41,722.16	104	240,000	248,785.91	104	480,000	231,214.09
40 00	GAS	4,583	13,322.56	291	27,498	29,082.15	106	55,000	25,917.85
80 00	PROPANE	2,500	4,836.21	193	15,000	12,098.52	81	30,000	17,901.48
314 **	UTILITY SERVICE TAX	230,416	262,334.25	114	1,382,496	1,348,504.25	98	2,765,000	1,416,495.75
315	COMMUNICATION SERVICE TAX								
00 00	COMMUNICATION SERVICE TAX	58,333	57,935.35	99	349,998	347,119.34	99	700,000	352,880.66
315 **	COMMUNICATION SERVICE TAX	58,333	57,935.35	99	349,998	347,119.34	99	700,000	352,880.66
316	LOCAL BUSINESS TAX								
00 00	LOCAL BUSINESS TAX	12,500	1,573.70	13	75,000	95,619.20	128	150,000	54,380.80
316 **	LOCAL BUSINESS TAX	12,500	1,573.70	13	75,000	95,619.20	128	150,000	54,380.80
310 ***	TAXES	1,431,553	722,023.64		8,589,318	13,611,644.29		17,178,672	3,567,027.71
320	OTHER PERMITS & FEES								
322	BUILDING PERMITS								
10 00	TRAINING SURCHARGE	0	.00		0	.00		0	.00
322 **	BUILDING PERMITS	0	.00		0	.00		0	.00
323	FRANCHISE FEES								
10 00	ELECTRICITY	154,500	146,262.53	95	927,000	804,092.80	87	1,854,000	1,049,907.20
40 00	GAS	8,333	28,600.75	343	49,998	56,573.26	113	100,000	43,426.74
70 00	SOLID WASTE	32,325	32,787.22	101	193,950	192,581.39	99	387,906	195,324.61
323 **	FRANCHISE FEES	195,158	207,650.50	106	1,170,948	1,053,247.45	90	2,341,906	1,288,658.55
324	IMPACT FEES								
32 00	TRANSP IMPACT FEE-COMMRCL	0	.00		0	.00		0	.00
324 **	IMPACT FEES	0	.00		0	.00		0	.00

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
325	SPECIAL ASSESSMENT								
22 01	FIRE ASSESSMENT	315,174	73,064.66	23	1,891,044	3,172,758.55	168	3,782,096	609,337.45
22 02	F ASSMNT DELINQ TAXES	250	.00		1,500	1,575.52-	105	3,000	4,575.52
22 03	F ASSMNT PENALTIES	416	.00		2,496	4,559.45	183	5,000	440.55
22 04	F ASSMNT TAX CERTS	11,666	.00		69,996	.00		140,000	140,000.00
22 *	FIRE PROTECTION	327,506	73,064.66	22	1,965,036	3,175,742.48	162	3,930,096	754,353.52
325 **	SPECIAL ASSESSMENT	327,506	73,064.66	22	1,965,036	3,175,742.48	162	3,930,096	754,353.52
329	OTHER PERMITS & FEES								
10 00	INSPECTION FEES	0	.00		0	.00		0	.00
10 01	FIRE INSPECTION FEES	2,000	.00		12,000	5,720.00	48	24,000	18,280.00
10 02	FIRE INSPEC FEE-PDCS CHGS	3,416	.00		20,496	20,039.50	98	41,000	20,960.50
10 *	INSPECTION FEES	5,416	.00		32,496	25,759.50	79	65,000	39,240.50
25 00	PLANNING AND ZONING	4,166	4,372.70	105	24,996	35,840.59	143	50,000	14,159.41
25 01	PLANNING CONS FEES	8,333	18,409.11	221	49,998	27,123.11	54	100,000	72,876.89
25 *	PLANNING AND ZONING	12,499	22,781.81	182	74,994	62,963.70	84	150,000	87,036.30
329 **	OTHER PERMITS & FEES	17,915	22,781.81	127	107,490	88,723.20	83	215,000	126,276.80
320 ***	OTHER PERMITS & FEES	540,579	303,496.97		3,243,474	4,317,713.13		6,487,002	2,169,288.87
330	INTERGOVERNMENTAL REVENUE								
331	FEDERAL GRANTS								
20 19	JAG 2020-DJ-BX-0410	0	.00		0	.00		0	.00
20 22	JAG 21-GG-01363	0	.00		0	.00		0	.00
20 23	BULLET PROOF VEST 2021	0	.00		0	.00		0	.00
20 24	VOCA-2022-COCOA PD-00181	0	.00		0	.00		0	.00
20 25	JAG 2022-22-GG-02810	0	.00		0	.00		0	.00
20 26	BULLET PROOF VEST 2022	0	.00		0	.00		0	.00
20 27	VOCA-2023-COCOA PD-00042	0	.00		0	.00		0	.00
20 28	JAG 2023-23-GG-03233	0	.00		0	.00		0	.00
20 29	BULLET PROOF VEST 2023	0	.00		0	.00		0	.00
20 30	VOCA-2024-COCOA PD-00273	0	.00		0	.00		0	.00
20 31	BULLET PROOF VEST 2024	715	.00		1,430	.00		5,717	5,717.00
20 32	JAG 2024-24-GG-04542	1,752	.00		3,504	1,641.81-	47	14,012	15,653.81
20 33	VOCA-2025-COCOA PD-00181	9,366	20,327.55	217	56,196	20,327.55	36	112,393	92,065.45
20 *	PUBLIC SAFETY	11,833	20,327.55	172	61,130	18,685.74	31	132,122	113,436.26
39 12	USDA/FOREST SVC 26866	0	.00		0	.00		0	.00
50 01	FEDERAL DISASTER REIMB	0	117,466.95		0	122,286.42		0	122,286.42-
70 02	AFRICAN AM MUSE-GR2111	0	.00		0	.00		0	.00
331 **	FEDERAL GRANTS	11,833	137,794.50	1165	61,130	140,972.16	231	132,122	8,850.16-

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
333	PAYMENT IN LIEU OF TAXES								
90 00	HOUSING AUTHORITY	0	.00		0	.00		0	.00
333 **	PAYMENT IN LIEU OF TAXES	0	.00		0	.00		0	.00
334	STATE GRANT								
10 15	FL CYBERSECURITY	0	.00		0	.00		0	.00
50 01	STATE DISASTER REIMB	0	.00		0	.00		0	.00
50 55	RESILIENT FL-FDEP 24PLN48	0	.00		0	86,245.50-		0	86,245.50
50 *	ECONOMIC ENVIRONMENT	0	.00		0	86,245.50-		0	86,245.50
70 11	HTMOORE RESTOR-GR23HM	0	.00		0	.00		0	.00
334 **	STATE GRANT	0	.00		0	86,245.50-		0	86,245.50
335	STATE SHARED REVENUES								
12 00	STATE REVENUE SHARING	66,416	63,120.68	95	398,496	390,995.31	98	797,000	406,004.69
12 20	8TH CNT MUNICIPAL GAS TAX	13,333	13,389.24	100	79,998	82,938.42	104	160,000	77,061.58
12 *	STATE REVENUE SHARING	79,749	76,509.92	96	478,494	473,933.73	99	957,000	483,066.27
14 00	MOBILE HOME LICENSES	2,500	1,938.00	78	15,000	19,609.94	131	30,000	10,390.06
15 00	ALCOHOLIC BEVERAGE	2,083	.00		12,498	2,971.60	24	25,000	22,028.40
18 00	LOCAL GOVERNMENT 1/2 CENT	119,927	110,948.30	93	719,562	564,545.58	79	1,439,125	874,579.42
21 00	FIREFIGHTER SUPPLEMENTAL	1,583	.00		9,498	11,336.06	119	19,000	7,663.94
29 21	POL PEN STATE CONTR	23,088	.00		138,528	.00		277,059	277,059.00
29 22	FIRE PEN STATE CONTR	19,840	.00		119,040	.00		238,090	238,090.00
29 *	OTHER PUBLIC SAFETY	42,928	.00		257,568	.00		515,149	515,149.00
41 00	FUEL TAX REFUNDS	2,083	.00		12,498	9,448.83	76	25,000	15,551.17
335 **	STATE SHARED REVENUES	250,853	189,396.22	76	1,505,118	1,081,845.74	72	3,010,274	1,928,428.26
337	GRANTS FROM LOCAL UNITS								
30 21	FIND BV-CO-23-159 WTRF P1	0	.00		0	.00		0	.00
60 00	HUMAN SERVICES	0	.00		0	.00		0	.00
70 01	PROVOST PARK NFC EQUIP	2,500	.00		15,000	.00		30,000	30,000.00
337 **	GRANTS FROM LOCAL UNITS	2,500	.00		15,000	.00		30,000	30,000.00
338	SHARED REVENUE LOCAL UNIT								
10 06	SR524 Widening	0	.00		0	.00		0	.00
10 08	BREVARD COUNTY E911 ILA	0	.00		0	.00		0	.00
10 *	SHARED REV - BREVARD CTY	0	.00		0	.00		0	.00
338 **	SHARED REVENUE LOCAL UNIT	0	.00		0	.00		0	.00
330 ***	INTERGOVERNMENTAL REVENUE	265,186	327,190.72		1,581,248	1,136,572.40		3,172,396	2,035,823.60

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
340	CHARGES FOR SERVICES								
341	GENERAL GOVERNMENT								
30 00	ADMINISTRATIVE FEES	0	.00		0	.00		0	.00
31 00	ADMIN FEES STORMWATER	0	.00		0	.00		0	.00
40 00	CERTIFY/COPY/SEARCH	8,333	10,651.14	128	49,998	54,192.35	108	100,000	45,807.65
90 12	PASSPORT EXECUTION FEES	250	.00		1,500	1,330.00	89	3,000	1,670.00
341 **	GENERAL GOVERNMENT	8,583	10,651.14	124	51,498	55,522.35	108	103,000	47,477.65
342	PUBLIC SAFETY								
10 00	SVC CHG - LAW ENF SERVICE	13,333	9,504.25	71	79,998	43,569.25	55	160,000	116,430.75
10 02	SCHOOL RES OFFICER	24,833	149,000.00	600	148,998	149,000.00	100	298,000	149,000.00
10 *	SVC CHG - LAW ENF SERVICE	38,166	158,504.25	415	228,996	192,569.25	84	458,000	265,430.75
20 00	SVC CHG - FIRE PROTECTION	2,916	2,107.50	72	17,496	14,597.50	83	35,000	20,402.50
90 00	OTHER PUBLIC SAFETY	0	.00		0	.00		0	.00
90 01	FALSE ALARM FEES	466	.00		2,796	.00		5,600	5,600.00
90 *	OTHER PUBLIC SAFETY	466	.00		2,796	.00		5,600	5,600.00
342 **	PUBLIC SAFETY	41,548	160,611.75	387	249,288	207,166.75	83	498,600	291,433.25
343	PHYSICAL ENVIRONMENT								
37 10	BREVARD COUNTY	55,439	119,023.66	215	332,634	354,167.80	107	665,275	311,107.20
37 11	ROCKLEDGE	31,557	31,652.06	100	189,342	189,636.94	100	378,695	189,058.06
37 12	SUN LAKE	383	386.24	101	2,298	2,351.73	102	4,606	2,254.27
37 13	CLNY PK-M.I.UTIL CO.	213	211.58	99	1,278	1,277.73	100	2,559	1,281.27
37 16	COCOA BEACH	11,514	11,600.52	101	69,084	69,671.83	101	138,173	68,501.17
37 17	CAPE CANAVERAL	10,661	11,253.74	106	63,966	67,334.14	105	127,938	60,603.86
37 18	TITUSVILLE	428	414.64	97	2,568	1,714.67	67	5,143	3,428.33
37 *	WATER BILLING SERVICES	110,195	174,542.44	158	661,170	686,154.84	104	1,322,389	636,234.16
39 01	SERVICE CHARGES	75,000	12,519.00	17	450,000	379,986.98	84	900,000	520,013.02
39 03	ADMIN CHARGES	41,666	43,785.00	105	249,996	253,440.00	101	500,000	246,560.00
39 04	PENALTIES	60,000	633.56	1	360,000	279,102.36	78	720,000	440,897.64
39 05	NSF CHECKS	3,333	8,512.05	255	19,998	41,033.82	205	40,000	1,033.82-
39 13	HIGH CONSUMP CHGS	1,250	1,575.00	126	7,500	11,250.00	150	15,000	3,750.00
39 *	WATER OTHER INCOME	181,249	67,024.61	37	1,087,494	964,813.16	89	2,175,000	1,210,186.84
41 10	SOLID WASTE	243,791	280,701.89	115	1,462,746	1,612,389.55	110	2,925,500	1,313,110.45
41 20	RECYCLING REVENUE	34,000	37,023.65	109	204,000	219,128.73	107	408,000	188,871.27
41 30	GREEN WASTE	38,750	62,429.72	161	232,500	368,263.29	158	465,000	96,736.71
41 *	GARBAGE COLLECTION	316,541	380,155.26	120	1,899,246	2,199,781.57	116	3,798,500	1,598,718.43

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT		ACCOUNT DESCRIPTION	********** CURRENT ESTIMATED	ACTUAL	%REV	******** YEAR-TO-DATE ESTIMATED	ACTUAL	%REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
45	10	BILLING FEE - WASTE MGMT	0	.00		0	.00		0	.00
46	10	EARNED NOT BILLED	0	.00		0	.00		0	.00
90	01	FDOT MEDIAN MAINT	5,210	.00		31,260	31,265.00	100	62,530	31,265.00
90	03	FDOT MNT SIGNAL/HWY LIGHT	10,867	.00		65,202	.00		130,409	130,409.00
90	*	OTHER PHYSICAL ENVIRON	16,077	.00		96,462	31,265.00	32	192,939	161,674.00
343	**	PHYSICAL ENVIRONMENT	624,062	621,722.31	100	3,744,372	3,882,014.57	104	7,488,828	3,606,813.43
347		CULTURE/RECREATION								
20	10	GAZEBO-PAVILLION RENTAL	25	.00		150	90.00	60	300	210.00
20	11	SERVICE FEES	650	870.00	134	3,900	5,226.75	134	7,800	2,573.25
20	*	PARKS & RECREATION	675	870.00	129	4,050	5,316.75	131	8,100	2,783.25
39	10	PORCHER HOUSE - REVENUES	833	887.50	107	4,998	4,965.00	99	10,000	5,035.00
39	11	TENANT MAINTENANCE FEES	100	210.96	211	600	632.88	106	1,200	567.12
39	20	COCOA CIVIC CENTER	1,083	1,522.50	141	6,498	7,462.50	115	13,000	5,537.50
39	30	RIVERFRONT PARK	291	.00		1,746	1,276.00	73	3,500	2,224.00
39	*	OTHER CULTURAL SERVICES	2,307	2,620.96	114	13,842	14,336.38	104	27,700	13,363.62
40	05	SPECIAL EVENT PERMITS	2,083	3,250.00	156	12,498	14,600.00	117	25,000	10,400.00
50	10	EVENT FEES	391	.00		2,346	1,800.00	77	4,700	2,900.00
50	30	ADVERTISING/SPONSORSHIPS	83	.00		498	250.00	50	1,000	750.00
50	50	MISC FURNISHINGS	125	225.00	180	750	972.00	130	1,500	528.00
50	*	SPECIAL REC FACILITIES	599	225.00	38	3,594	3,022.00	84	7,200	4,178.00
347	**	CULTURE/RECREATION	5,664	6,965.96	123	33,984	37,275.13	110	68,000	30,724.87
340	***	CHARGES FOR SERVICES	679,857	799,951.16		4,079,142	4,181,978.80		8,158,428	3,976,449.20
350		FINES AND FORFEITURES								
351		JUDGMENTS AND FINES								
90	00	OTHER	2,500	3,874.35	155	15,000	14,923.93	100	30,000	15,076.07
351	**	JUDGMENTS AND FINES	2,500	3,874.35	155	15,000	14,923.93	100	30,000	15,076.07
350	***	FINES AND FORFEITURES	2,500	3,874.35		15,000	14,923.93		30,000	15,076.07
360		MISCELLANEOUS REVENUES								
361		INTEREST & OTHER EARNINGS								
10	00	INTEREST	8,333	68.26-	1	49,998	16,530.50	33	100,000	83,469.50
10	02	INVESTMENT INTEREST	16,666	66,972.09	402	99,996	492,322.28	492	200,000	292,322.28-
10	10	FLORIDA PRIME INTEREST	0	127,113.00		0	658,489.42		0	658,489.42-
10	11	INTEREST/CBOS	0	.00		0	.00		0	.00
10	*	INTEREST	24,999	194,016.83	776	149,994	1,167,342.20	778	300,000	867,342.20-

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
30 00	NET INC/DEC FMV INVESTMNT	0	.00		0	36,244.69		0	36,244.69-
35 01	AMERICAN TOWER	46	.00		276	555.59	201	556	.41
35 02	ATT CELL TWR 14386094	1,281	.00		7,686	15,373.12	200	15,374	.88
35 03	ATT CELL TOWER 382218	30	30.78	103	180	194.88	108	366	171.12
35 04	LAMAR BILLBOARD	27	27.04	100	162	165.67	102	324	158.33
35 05	SPRINT CELL TOWER	480	.00		2,880	.00		5,766	5,766.00
35 06	LEASE - TMOBILE A2C0020A	8	.00		48	60.57	126	103	42.43
35 07	LEASE - TMOBILE A2C0555A	156	156.26	100	936	944.94	101	1,873	928.06
35 *	MISCELLANEOUS INTEREST	2,028	214.08	11	12,168	17,294.77	142	24,362	7,067.23
40 00	GAIN/(LOSS) SALE INVEST	0	.00		0	3,437.58-		0	3,437.58
40 02	UNREALIZED GAIN/(LOSS)	0	.00		0	.00		0	.00
40 *	GAIN/(LOSS) SALE INVEST	0	.00		0	3,437.58-		0	3,437.58
361 **	INTEREST & OTHER EARNINGS	27,027	194,230.91	719	162,162	1,217,444.08	751	324,362	893,082.08-
362	RENT AND ROYALTIES								
00 00	RENT AND ROYALTIES	0	.00		0	35,330.43		0	35,330.43-
39 01	AMERICAN TOWER	0	.00		0	.00		0	.00
39 02	ATT CELL TWR 14386094	0	.00		0	.00		0	.00
39 03	ATT CELL TOWER 382218	0	.00		0	.00		0	.00
39 04	LAMAR BILLBOARD	0	.00		0	.00		0	.00
39 05	SPRINT CELL TOWER	0	.00		0	.00		0	.00
39 06	TMOBILE CELL TWR A2C0020A	0	.00		0	.00		0	.00
39 07	TMOBILE CELL TWR A2C0555A	0	.00		0	.00		0	.00
39 10	PORCHER HOUSE-TENANTS	583	2,898.72	497	3,498	8,696.16	249	7,000	1,696.16-
39 20	CIVIC CENTER-TENANTS	658	1,320.00	201	3,948	3,960.00	100	7,900	3,940.00
39 *	RENTALS AND LEASES	1,241	4,218.72	340	7,446	12,656.16	170	14,900	2,243.84
362 **	RENT AND ROYALTIES	1,241	4,218.72	340	7,446	47,986.59	645	14,900	33,086.59-
364	DISPOSITION FIXED ASSETS								
00 00	DISPOSITION FIXED ASSETS	0	.00		0	400.00		0	400.00-
10 00	GAIN/(LOSS)SALE OF F/A	0	4,393.37		0	4,393.37		0	4,393.37-
364 **	DISPOSITION FIXED ASSETS	0	4,393.37		0	4,793.37		0	4,793.37-
365	SALE SURPLUS MTRLS &SCRAP								
00 00	SALE SURPLUS MTRLS &SCRAP	0	.00		0	985.14		0	985.14-
365 **	SALE SURPLUS MTRLS &SCRAP	0	.00		0	985.14		0	985.14-
366	CONTRIBUTIONS & DONATIONS								
00 00	CONTRIBUTIONS & DONATIONS	0	.00		0	3,350.00		0	3,350.00-

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT		ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
10	10	CONTRIBS FOR K-9	0	.00		0	.00		0	.00
10	14	REPLACEMENT TREES	0	.00		0	.00		0	.00
10	*	DONATIONS-PRIVATE SOURCES	0	.00		0	.00		0	.00
366	**	CONTRIBUTIONS & DONATIONS	0	.00		0	3,350.00		0	3,350.00-
368		PENSION CONTRIBUTIONS								
00	00	PENSION CONTRIBUTIONS	0	.00		0	.00		0	.00
368	**	PENSION CONTRIBUTIONS	0	.00		0	.00		0	.00
369		OTHER MISC REVENUES								
90	00	OTHER MISC REVENUES	5,000	152,494.54	3050	30,000	676,980.86	2257	60,000	616,980.86-
90	02	POLICE SECURITY SERVICES	0	.00		0	.00		0	.00
90	03	CODE ENF ABATE/DEMO REV	12,594	.00		75,564	45,306.16	60	151,132	105,825.84
90	04	MISC. POLICE REVENUES	1,527	204.05	13	9,162	1,894.11	21	18,325	16,430.89
90	05	INVESTIGATIVE COSTS REIM	4,082	3,069.52	75	24,492	14,250.16	58	48,995	34,744.84
90	09	PROPERTY REGISTRATION	166	.00		996	2,600.00	261	2,000	600.00-
90	12	LEISURE SVCS -CANCEL FEES	41	350.00	854	246	671.00	273	500	171.00-
90	*	OTHER MISC REVENUES	23,410	156,118.11	667	140,460	741,702.29	528	280,952	460,750.29-
96	00	INSURANCE REFUND/PROCEEDS	0	.00		0	46,471.75		0	46,471.75-
369	**	OTHER MISC REVENUES	23,410	156,118.11	667	140,460	788,174.04	561	280,952	507,222.04-
360	***	MISCELLANEOUS REVENUES	51,678	358,961.11		310,068	2,062,733.22		620,214	1,442,519.22-
380		OTHER SOURCES(NON-REV)								
381		INTERFUND TRANSFER								
91	03	TRF FROM CDBG (103)	0	.00		0	.00		0	.00
91	04	TFR FROM HOME (104)	140	.00		280	.00		1,116	1,116.00
91	07	TRF FROM BUILDING (107)	337	.00		1,348	3,366.00	250	3,366	.00
91	10	TRF FROM COCOA CRA (110)	21,300	12,500.00	59	110,200	163,000.00	148	238,000	75,000.00
91	11	TRF FROM DIAMOND SQ (111)	0	.00		0	.00		0	.00
91	14	TRF FROM ARPA (130)	0	.00		0	.00		0	.00
91	20	TRF FROM DBT SVC (201)	0	.00		0	.00		0	.00
91	21	TRF FROM W/S FUND (421)	7,742	.00		30,968	77,416.00	250	77,416	.00
91	23	TRF FROM STORMWATER (423)	729	.00		2,916	7,293.00	250	7,293	.00
91	25	TRF FROM W/S REST (425)	0	.00		0	.00		0	.00
91	26	TRF FROM W/S 2018B (426)	0	.00		0	.00		0	.00
91	30	TRF FROM CAP PROJ (301)	0	.00		0	.00		0	.00
91	31	TRF FROM FISKE BV (303)	0	.00		0	.00		0	.00
91	34	TRF DAY SLIPS/REVET (304)	0	.00		0	.00		0	.00
91	41	TRF FROM CONFISC (141)	0	.00		0	.00		0	.00
91	*	TRANSFER FROM	30,248	12,500.00	41	145,712	251,075.00	172	327,191	76,116.00

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
94 21	TRANS FR 421 OH ALLOC	709,883	709,883.08	100	4,259,299	4,259,298.48	100	8,518,597	4,259,298.52
94 23	TRANS FR 423 OH ALLOC	24,451	24,451.17	100	146,708	146,707.02	100	293,414	146,706.98
94 *	INTERFUND TRANSFER	734,334	734,334.25	100	4,406,007	4,406,005.50	100	8,812,011	4,406,005.50
381 **	INTERFUND TRANSFER	764,582	746,834.25	98	4,551,719	4,657,080.50	102	9,139,202	4,482,121.50
382	CONTRIBUTIONS ENTERPRISE								
40 00	CONTRIBUTIONS (ROI)	721,496	721,496.50	100	4,328,979	4,328,979.00	100	8,657,958	4,328,979.00
40 01	6% PILOFF	148,236	148,236.08	100	889,417	889,416.48	100	1,778,833	889,416.52
40 *	CONTRIBUTIONS (ROI)	869,732	869,732.58	100	5,218,396	5,218,395.48	100	10,436,791	5,218,395.52
382 **	CONTRIBUTIONS ENTERPRISE	869,732	869,732.58	100	5,218,396	5,218,395.48	100	10,436,791	5,218,395.52
383	INSTLMT PURCH/CAP LEASE								
10 33	POSTAGE MACHINE	0	.00		0	.00		0	.00
383 **	INSTLMT PURCH/CAP LEASE	0	.00		0	.00		0	.00
384	DEBT PROCEEDS								
00 00	DEBT PROCEEDS	0	.00		0	.00		0	.00
384 **	DEBT PROCEEDS	0	.00		0	.00		0	.00
389	NON OPERATING SOURCES								
90 00	NON OPERATING SOURCES	0	.00		0	.00		0	.00
99 10	CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 11	RESTR. CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 50	FUND BAL-APPROP. RESERVES	441,122	.00		1,971,173	.00		4,617,908	4,617,908.00
99 *	BALANCE FORWARD	441,122	.00		1,971,173	.00		4,617,908	4,617,908.00
389 **	NON OPERATING SOURCES	441,122	.00		1,971,173	.00		4,617,908	4,617,908.00
380 ***	OTHER SOURCES(NON-REV)	2,075,436	1,616,566.83		11,741,288	9,875,475.98		24,193,901	14,318,425.02
FUND TOTAL	GENERAL FUND	5,046,789	4,132,064.78		29,559,538	35,201,041.75		59,840,613	24,639,571.25
GRAND TOTAL		5,046,789	4,132,064.78		29,559,538	35,201,041.75		59,840,613	24,639,571.25

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
11-00	EXECUTIVE SALARIES	88641	70393.20	79	553457	412597.66	75	.00	1085364	672766.34	38
11 **	EXECUTIVE SALARIES	88641	70393.20	79	553457	412597.66	75	.00	1085364	672766.34	38
12-00	REGULAR SALARIES & WAGES	1293202	1067976.56	83	7763371	6360218.29	82	.00	15522697	9162478.71	41
12-06	SPECIAL DETAIL	16304	9439.50	58	97659	59233.00	61	.00	195494	136261.00	30
12-07	EMS 1ST RESPONDER	0	.00	0	0	.00	0	.00	0	.00	0
12-10	SALARY ADJUSTMENTS	0	.00	0	0	.00	0	.00	0	.00	0
12-11	LEAVE INCENTIVE SELL BACK	0	.00	0	0	.00	0	.00	0	.00	0
12-12	ACCRUAL PAYOUTS	15817	5086.01	32	59949	181324.58	303	.00	154859	26465.58-	117
12 **	REGULAR SALARIES & WAGES	1325323	1082502.07	82	7920979	6600775.87	83	.00	15873050	9272274.13	42
13-00	OTHER SALARIES & WAGES	103793	95673.97	92	632328	545313.95	86	.00	1255146	709832.05	43
13 **	OTHER SALARIES & WAGES	103793	95673.97	92	632328	545313.95	86	.00	1255146	709832.05	43
14-00	OVERTIME	65418	97596.22	149	367324	637182.11	174	.00	759906	122723.89	84
14-01	COMP TIME	0	.00	0	0	.00	0	.00	0	.00	0
14 **	OVERTIME	65418	97596.22	149	367324	637182.11	174	.00	759906	122723.89	84
15-00	SPECIAL PAY	32847	37866.75	115	197082	240269.26	122	.00	394193	153923.74	61
15 **	SPECIAL PAY	32847	37866.75	115	197082	240269.26	122	.00	394193	153923.74	61
20-00	CLOTHING/SHOE ALLOWANCE	2662	3000.00	113	15972	11913.97	75	.00	31985	20071.03	37
20 **	CLOTHING/SHOE ALLOWANCE	2662	3000.00	113	15972	11913.97	75	.00	31985	20071.03	37
21-00	FICA TAXES	115476	104429.70	90	692518	636235.84	92	.00	1385510	749274.16	46
21 **	FICA TAXES	115476	104429.70	90	692518	636235.84	92	.00	1385510	749274.16	46
22-00	RETIREMENT CONTRIBUTIONS	128141	108887.13	85	768846	680290.24	89	.00	1537822	857531.76	44
22-01	FIRE PENSION	262586	214016.62	82	1575516	1343444.01	85	.00	3151039	1807594.99	43
22-02	STATE CONTRIBUTIONS	42928	.00	0	257568	.00	0	.00	515149	515149.00	0
22-03	NON-FRS RETIREMENT PLAN	3263	3610.06	111	19578	17350.96	89	.00	39170	21819.04	44
22 **	RETIREMENT CONTRIBUTIONS	436918	326513.81	75	2621508	2041085.21	78	.00	5243180	3202094.79	39

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
23-00	INSURANCES	3130	3546.13	113	18780	19207.37	102	.00	37707	18499.63	51
23-02	MEDICARE PART B	46677	65068.50	139	280062	238428.10	85	608.70	560133	321096.20	43
23-04	MEDICAL	318004	278564.43	88	1908567	1517228.81	80	.00	3816720	2299491.19	40
23-05	HEALTH GF RETIREES 50%	7289	5119.90	70	43734	33279.35	76	.00	87477	54197.65	38
23-06	HEALTH GF RETIREES 100%	21306	16383.68	77	127836	100497.76	79	.00	255683	155185.24	39
23-07	DENTAL INSURANCE	15555	12769.22	82	93330	71253.01	76	.00	186816	115562.99	38
23-08	VISION INSURANCE	2615	2214.49	85	15690	12352.36	79	.00	31510	19157.64	39
23-09	LONG TERM DISABILITY	3553	3769.65	106	21318	20295.21	95	.00	42771	22475.79	48
23-10	FSA HEALTH	0	.00	0	0	.00	0	.00	0	.00	0
23-11	FSA CHILDCARE	0	.00	0	0	.00	0	.00	0	.00	0
23 **	INSURANCES	418129	387436.00	93	2509317	2012541.97	80	608.70	5018817	3005666.33	40
24-00	WORKER'S COMPENSATION	64409	28479.40	44	386603	181806.30	47	.00	773197	591390.70	24
24 **	WORKER'S COMPENSATION	64409	28479.40	44	386603	181806.30	47	.00	773197	591390.70	24
25-00	UNEMPLOYMENT COMPENSATION	833	.00	0	4998	.00	0	.00	10000	10000.00	0
25 **	UNEMPLOYMENT COMPENSATION	833	.00	0	4998	.00	0	.00	10000	10000.00	0
27-00	BENEFIT OFFSET	21689	18770.00	87	130134	99428.92	76	.00	260279	160850.08	38
27 **	BENEFIT OFFSET	21689	18770.00	87	130134	99428.92	76	.00	260279	160850.08	38
28-00	PER SVC OVERHEAD ALLOC	0	.00	0	0	.00	0	.00	0	.00	0
28 **	PER SVC OVERHEAD ALLOC	0	.00	0	0	.00	0	.00	0	.00	0
31-00	PROFESSIONAL SERVICES	86802	198880.34	229	435575	323488.64	74	1102712.17	956439	469761.81-	149
31-01	LEGAL FEES	43495	34505.46	79	260970	132120.81	51	458334.19	521955	68500.00-	113
31-02	MEDICAL SERVICES	4976	2303.65	46	29856	5617.65	19	49609.35	59720	4493.00	93
31-03	ENGINEERING SERVICES	0	.00	0	0	.00	0	.00	0	.00	0
31-05	EMS 1ST RESPONDER	2016	.00	0	12096	24163.56	200	.00	24200	36.44	100
31-11	USDA MANAGE FOREST GRANT	0	.00	0	0	.00	0	.00	0	.00	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
31-15	AFRICAN AM MUSE-GR2111	0	.00	0	0	.00	0	.00	0	.00	0
31-16	HTMOORE RESTOR-GR23HM	0	.00	0	0	.00	0	.00	0	.00	0
31-17	RESILIENT FL-FDEP 24PLN48	0	.00	0	0	.00	0	.00	0	.00	0
31-33	EMPLOYEE HEALTH CENTER	38750	73085.22	189	232500	204502.97	88	260497.03	465000	.00	100
31 **	PROFESSIONAL SERVICES	176039	308774.67	175	970997	689893.63	71	1871152.74	2027314	533732.37-	126
32-00	ACCOUNTING & AUDITING	6500	.00	0	39000	5000.00	13	71000.00	78000	2000.00	97
32 **	ACCOUNTING & AUDITING	6500	.00	0	39000	5000.00	13	71000.00	78000	2000.00	97
34-00	CONTRACT SERVICES	164343	150801.97	92	962021	738732.46	77	654226.25	1948131	555172.29	72
34-03	SOLID WASTE CONTRACT	294137	450853.41	153	1764822	1674770.54	95	.00	3529649	1854878.46	47
34-07	JANITORIAL CONTRACT SVS	333	.00	0	1998	.00	0	.00	4000	4000.00	0
34-09	MOWING CONTRACTS	43833	33402.65	76	262998	176269.90	67	307649.30	526000	42080.80	92
34-23	JAG 2022-22-GG-02810	0	.00	0	0	.00	0	.00	0	.00	0
34 **	CONTRACT SERVICES	502646	635058.03	126	2991839	2589772.90	87	961875.55	6007780	2456131.55	59
39-00	CONTINGENCY	14540	.00	0	97245	.00	0	.00	184500	184500.00	0
39-01	CONTINGENCY - FY21	0	.00	0	0	.00	0	.00	0	.00	0
39-02	CONTINGENCY - FY22	0	.00	0	0	.00	0	.00	0	.00	0
39-15	WAGE AND SALARY	0	.00	0	0	.00	0	.00	0	.00	0
39-20	FUEL, OIL & LUBRICANTS	0	.00	0	0	.00	0	.00	0	.00	0
39 **	CONTINGENCY	14540	.00	0	97245	.00	0	.00	184500	184500.00	0
40-00	TRAVEL & PER DIEM	7664	3985.91	52	47216	12478.93	26	1715.00	93279	79085.07	15
40-01	CAR ALLOWANCE	0	.00	0	0	.00	0	.00	0	.00	0
40-22	JAG-21-GG-01363	0	.00	0	0	.00	0	.00	0	.00	0
40-23	VOCA-2023-COCOA PD-00042	0	.00	0	0	.00	0	.00	0	.00	0
40 **	TRAVEL & PER DIEM	7664	3985.91	52	47216	12478.93	26	1715.00	93279	79085.07	15
41-00	COMMUNICATION	28444	18772.97	66	164495	98613.53	60	237754.40	335235	1132.93-	100

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
41-35	VOCA-2022-COCOA PD-00181	0	.00	0	0	.00	0	.00	0	.00	0
41 **	COMMUNICATION	28444	18772.97	66	164495	98613.53	60	237754.40	335235	1132.93-	100
42-00	POSTAGE & FREIGHT	49052	39408.74	80	294312	236317.51	80	319255.39	588732	33159.10	94
42 **	POSTAGE & FREIGHT	49052	39408.74	80	294312	236317.51	80	319255.39	588732	33159.10	94
43-00	ELECTRIC/WATER/SEWER	105145	178437.39	170	564204	404677.23	72	660552.72	1195104	129874.05	89
43 **	ELECTRIC/WATER/SEWER	105145	178437.39	170	564204	404677.23	72	660552.72	1195104	129874.05	89
44-00	RENTALS AND LEASES	3610	5179.85	144	21660	16788.49	78	16392.51	43356	10175.00	77
44 **	RENTALS AND LEASES	3610	5179.85	144	21660	16788.49	78	16392.51	43356	10175.00	77
45-00	INSURANCE	83194	.00	0	499164	414933.13	83	.00	998330	583396.87	42
45 **	INSURANCE	83194	.00	0	499164	414933.13	83	.00	998330	583396.87	42
46-00	REPAIRS & MAINTENANCE	87893	16808.67	19	589095	386403.26	66	240824.04	1116519	489291.70	56
46-01	SMALL TOOLS	0	.00	0	0	.00	0	.00	0	.00	0
46-02	REPAIR/MAINT BUILDING	34525	19769.61	57	234991	135980.75	58	29430.56	442140	276728.69	37
46-03	REPAIR/MAINT-VEHICLES	41305	12627.07	31	248205	84931.24	34	22422.54	496122	388768.22	22
46-04	HTMOORE RESTOR-GR23HM	0	.00	0	0	.00	0	.00	0	.00	0
46-05	HYDRANT FEES	23416	23205.90	99	140496	139235.40	99	.00	281000	141764.60	50
46-15	INSURED VEHICLE ACCIDENT	0	.00	0	0	.00	0	.00	0	.00	0
46 **	REPAIRS & MAINTENANCE	187139	72411.25	39	1212787	746550.65	62	292677.14	2335781	1296553.21	45
47-00	PRINTING & BINDING	14968	6265.77	42	89840	50082.83	56	96207.94	179718	33427.23	81
47 **	PRINTING & BINDING	14968	6265.77	42	89840	50082.83	56	96207.94	179718	33427.23	81
48-00	PROMOTIONAL ACTIVITIES	6659	941.10	14	39954	19061.24	48	37.51	79975	60876.25	24
48-01	JAG 24-GG-04542	0	.00	0	0	.00	0	.00	0	.00	0
48-11	BUSINESS ASSIST. PROGRAM	41	.00	0	246	.00	0	.00	500	500.00	0
48 **	PROMOTIONAL ACTIVITIES	6700	941.10	14	40200	19061.24	47	37.51	80475	61376.25	24
49-00	OTHER CHARGES & OBLIG.	23800	6236.35	26	141222	56427.85	40	181330.23	284132	46373.92	84

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
49-02	ADVERTISING	124	.00	0	744	.00	0	.00	1500	1500.00	0
49-06	BROWNFIELD PROG CITY COST	321	.00	0	2116	.00	0	.00	4050	4050.00	0
49-07	BAD DEBT EXPENSE	0	2203.12-	0	0	13808.74-	0	.00	0	13808.74	0
49-08	CASH OVER/SHORT	0	.09-	0	0	5.91	0	.00	0	5.91-	0
49-21	PD INVESTIGATIVE FUNDS	2083	.00	0	12498	14860.00	119	.00	25000	10140.00	59
49-23	COM CRIME PREV (SPOT)	0	.00	0	0	.00	0	.00	0	.00	0
49-31	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
49 **	OTHER CHARGES & OBLIG.	26328	4033.14	15	156580	57485.02	37	181330.23	314682	75866.75	76
51-00	OFFICE SUPPLIES	4266	1551.18	36	26125	8825.63	34	24.30	51855	43005.07	17
51-39	VOCA-2023-COCOA PD-00042	0	.00	0	0	.00	0	.00	0	.00	0
51 **	OFFICE SUPPLIES	4266	1551.18	36	26125	8825.63	34	24.30	51855	43005.07	17
52-00	OPERATING SUPPLIES	133991	95627.35	71	782514	706060.64	90	281652.66	1586594	598880.70	62
52-02	UNIFORMS-PURCHASED	8751	2497.26	29	52563	18337.67	35	13739.25	105079	73002.08	31
52-05	EMS 1st RESP-CONSUM SUPP	6500	3500.82	54	39000	17963.84	46	41330.11	78009	18715.05	76
52-07	JANITORIAL SUPPLIES	4613	2692.18	58	27678	14557.03	53	.00	55388	40830.97	26
52-10	HEATING FUEL	524	714.08	136	3044	2152.26	71	3804.74	6188	231.00	96
52-22	BULLET PROOF V 2020	0	.00	0	0	.00	0	.00	0	.00	0
52-23	BULLET PROOF VEST 2021	0	.00	0	0	.00	0	.00	0	.00	0
52-26	BULLET PROOF VEST 2022	0	.00	0	0	.00	0	.00	0	.00	0
52-30	FUEL, OIL, & LUBRICANTS	26789	.00	0	161290	74754.02	46	.00	322111	247356.98	23
52-33	EMPLOYEE HEALTH CENTER	17083	20516.36	120	102498	63731.76	62	141268.24	205000	.00	100
52-35	VOCA-2022-COCOA PD-00181	0	.00	0	0	.00	0	.00	0	.00	0
52-36	FIREHOUSE SUBS - E-BIKES	0	.00	0	0	.00	0	.00	0	.00	0
52-37	JAG 23-GG-03233	0	.00	0	0	.00	0	.00	0	.00	0
52-38	BULLET PROOF VEST 2023	0	.00	0	0	.00	0	.00	0	.00	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
52-39	VOCA-2023-COCOA PD-00042	0	.00	0	0	.00	0	.00	0	.00	0
52-40	BULLET PROOF VEST 2024	1521	.00	0	3042	3579.00	118	7853.92	12168	735.08	94
52 **	OPERATING SUPPLIES	199772	125548.05	63	1171629	901136.22	77	489648.92	2370537	979751.86	59
53-00	ROAD MATERIALS/SUPPLIES	5722	3432.50	60	34332	24094.39	70	15370.00	68675	29210.61	58
53 **	ROAD MATERIALS/SUPPLIES	5722	3432.50	60	34332	24094.39	70	15370.00	68675	29210.61	58
54-00	MEMBERSHIP/PUBLICATIONS	8399	815.96	10	45760	47216.04	103	4217.00	96285	44851.96	53
54 **	MEMBERSHIP/PUBLICATIONS	8399	815.96	10	45760	47216.04	103	4217.00	96285	44851.96	53
55-00	TRAINING	18587	9638.96	52	111793	54851.25	49	21083.35	223439	147504.40	34
55-01	EDA PROGRAM	833	.00	0	4998	2179.54	44	.00	10000	7820.46	22
55-02	P/F HS RECRUITMENT	0	.00	0	0	.00	0	.00	0	.00	0
55-22	JAG 21-GG-01363	0	.00	0	0	.00	0	.00	0	.00	0
55-35	VOCA-2022-COCOA PD-00181	0	.00	0	0	.00	0	.00	0	.00	0
55-36	VOCA-2023-COCOA PD-00042	0	.00	0	0	.00	0	.00	0	.00	0
55 **	TRAINING	19420	9638.96	50	116791	57030.79	49	21083.35	233439	155324.86	34
56-15	IT-RELATED OPERATING EXP	98371	27477.36	28	569682	711657.16	125	131588.74	1160019	316773.10	73
56-16	FL CYBERSECURITY	0	.00	0	0	.00	0	.00	0	.00	0
56 **	TECHNOLOGY SYSTEMS	98371	27477.36	28	569682	711657.16	125	131588.74	1160019	316773.10	73
57-99	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
57 **	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
58-97	LABOR	0	.00	0	0	.00	0	.00	0	.00	0
58 **	WORK ORDER CHARGES	0	.00	0	0	.00	0	.00	0	.00	0
59-00	DEPRECIATION EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
59 **	DEPRECIATION EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
61-00	LAND	26820	.00	0	80460	.00	0	.00	241379	241379.00	0
61 **	LAND	26820	.00	0	80460	.00	0	.00	241379	241379.00	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
62-00	BUILDINGS	37299	63976.93	172	182501	108526.20	60	219708.30	406300	78065.50	81
62-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
62 **	BUILDINGS	37299	63976.93	172	182501	108526.20	60	219708.30	406300	78065.50	81
63-00	INFRASTRUCTURE	59659	.00	0	356627	11765.45	3	452196.95	714595	250632.60	65
63-07	IMPROVE OTHER THAN BLDG	38984	.00	0	165884	19408.08	12	211931.58	399787	168447.34	58
63-13	FIND BV-CO-20-146 BT RAMP	0	.00	0	0	.00	0	.00	0	.00	0
63-14	FIND BV-CO-20-147 DREDGIN	0	.00	0	0	.00	0	.00	0	.00	0
63-15	FIND BV-CO-21-152 DRGPII	0	.00	0	0	.00	0	.00	0	.00	0
63-16	FIND BV-CO-21-151 BT PII	0	.00	0	0	.00	0	.00	0	.00	0
63-17	FIND BV-CO-23-159 WTRF P1	0	.00	0	0	.00	0	.00	0	.00	0
63 **	INFRASTRUCTURE	98643	.00	0	522511	31173.53	6	664128.53	1114382	419079.94	62
64-00	MACHINERY AND EQUIPMENT	312485	276013.49	88	1537360	2239957.68	146	66459.38	3412313	1105895.94	68
64-07	NFC GRANT PROVOST PK	26025	.00	0	158857	.00	0	285000.00	315000	30000.00	91
64-15	IT HARDWARE	33121	.00	0	166547	6579.76	4	328263.00	365272	30429.24	92
64-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
64-34	LEASED POSTAGE METER	0	.00	0	0	.00	0	.00	0	.00	0
64-60	SBITA INTANG ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
64 **	MACHINERY AND EQUIPMENT	371631	276013.49	74	1862764	2246537.44	121	679722.38	4092585	1166325.18	72
68-10	SFTWR & OTHER INTANGIBLES	0	.00	0	0	.00	0	.00	0	.00	0
68 **	INTANGIBLE ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
71-00	DEBT SERVICE - PRINCIPAL	0	.00	0	0	.00	0	.00	0	.00	0
71-30	LEASE - COPIERS	3940	.00	0	29625	8610.88	29	.00	53265	44654.12	16
71-33	LEASED POSTAGE METER	382	.00	0	2292	1137.21	50	3456.80	4595	.99	100
71-60	SBITA - ESRI SGEA	2284	.00	0	13704	.00	0	.00	27416	27416.00	0
71-61	SBITA - VERTEKS	2202	.00	0	13212	.00	0	.00	26430	26430.00	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
71-62	SBITA - VERTEKS 5-9	0	.00	0	0	.00	0	.00	0	.00	0
71-63	SBITA - CLEARGOV	88-	.00	0	529	.00	0	.00	0	.00	0
71-64	SBITA - VECTOR TGT SOL	0	.00	0	0	.00	0	.00	0	.00	0
71-65	SBITA - NEOGOV	0	.00	0	0	.00	0	.00	0	.00	0
71-66	SBITA - BRAZOS (TYLR)	0	.00	0	0	.00	0	.00	0	.00	0
71-67	SBITA - SOCRATA (TYLR)	0	.00	0	0	.00	0	.00	0	.00	0
71-68	SBITA - KRONOS TELSTFF	314	.00	0	1884	.00	0	.00	3771	3771.00	0
71-69	SBITA - SAMSARA	0	.00	0	0	.00	0	.00	0	.00	0
71-70	SBITA - DEBTBOOK	215	.00	0	1290	.00	0	.00	2590	2590.00	0
71-72	SBITA - BRIGHTLY ASSET	2068	.00	0	12408	24820.21	200	.00	24821	.79	100
71 **	DEBT SERVICE - PRINCIPAL	11317	.00	0	74944	34568.30	46	3456.80	142888	104862.90	27
72-30	LEASE - COPIERS	526	.00	0	1578	5.12	0	.00	4737	4731.88	0
72-33	LEASED POSTAGE METER	35	.00	0	210	117.75	56	308.08	426	.17	100
72-60	SBITA - ESRI SGEA	82	.00	0	492	.00	0	.00	985	985.00	0
72-61	SBITA - VERTEKS	37	.00	0	222	.00	0	.00	451	451.00	0
72-62	SBITA - VERTEKS 5-9	0	.00	0	0	.00	0	.00	0	.00	0
72-63	SBITA - CLEARGOV	13-	.00	0	70	.00	0	.00	0	.00	0
72-64	SBITA - VECTOR TRGT SOL	0	.00	0	0	.00	0	.00	0	.00	0
72-65	SBITA - NEOGOV	0	.00	0	0	.00	0	.00	0	.00	0
72-66	SBITA - BRAZOS (TYLR)	0	.00	0	0	.00	0	.00	0	.00	0
72-67	SBITA - SCORATA (TYLR)	0	.00	0	0	.00	0	.00	0	.00	0
72-68	SBITA - KRONOS TELSTFF	2	.00	0	12	.00	0	.00	30	30.00	0
72-69	SBITA - SAMSARA	0	.00	0	0	.00	0	.00	0	.00	0
72-70	SBITA - DEBTBOOK	0	.00	0	0	.00	0	.00	0	.00	0
72-72	SBITA - BRIGHTLY ASSET	74	.00	0	444	891.29	201	.00	892	.71	100

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
72 **	DEBT SERVICE - INTEREST	743	.00	0	3028	1014.16	34	308.08	7521	6198.76	18
73-00	OTHER DEBT SVC COSTS	0	.00	0	0	.00	0	.00	0	.00	0
73 **	OTHER DEBT SVC COSTS	0	.00	0	0	.00	0	.00	0	.00	0
81-00	AIDS TO GOVT AGENCY	226326-	.00	0	1357955	.00	0	.00	0	.00	0
81 **	AIDS TO GOVT AGENCY	226326-	.00	0	1357955	.00	0	.00	0	.00	0
82-01	ECON DEV INCENTIVE CONTR	0	.00	0	0	.00	0	.00	0	.00	0
82 **	AID TO PRIVATE ORGANIZAT	0	.00	0	0	.00	0	.00	0	.00	0
83-00	OTHER GRANTS & AIDS	0	.00	0	0	.00	0	.00	0	.00	0
83-01	MISC GRANTS/DONATIONS	0	.00	0	0	.00	0	.00	0	.00	0
83-11	UPSTART COCOA PROGRAM	2706	.00	0	13116	14358.02	110	.00	29359	15000.98	49
83 **	OTHER GRANTS & AIDS	2706	.00	0	13116	14358.02	110	.00	29359	15000.98	49
91-03	TO CDBG (103)	0	.00	0	0	.00	0	.00	0	.00	0
91-04	TO HOME (104)	0	.00	0	0	.00	0	.00	0	.00	0
91-07	TO BLDG PERM(107)	0	.00	0	0	.00	0	.00	0	.00	0
91-08	TO SEC 108 LOAN (108)	0	.00	0	0	.00	0	.00	0	.00	0
91-10	TO COCOA CRA (110)	173412	.00	0	346824	1387299.00	400	.00	1387299	.00	100
91-11	TO DIAMOND SQ (111)	52914	.00	0	105828	423308.00	400	.00	423308	.00	100
91-12	TO US 1 CRA (112)	0	.00	0	0	.00	0	.00	0	.00	0
91-20	TO GF DEBT SVC (201)	121289	121288.90	100	727734	727733.40	100	.00	1461869	734135.60	50
91-21	TO WATER SEWER (421)	0	.00	0	0	.00	0	.00	0	.00	0
91-23	TO STORMWATER (423)	0	.00	0	0	.00	0	.00	0	.00	0
91-25	TO RESTRCTD ASSET (425)	0	.00	0	0	.00	0	.00	0	.00	0
91-26	TO W/S 2018B (426)	0	.00	0	0	.00	0	.00	0	.00	0
91-30	TO GF CAP PROJ (301)	0	.00	0	0	.00	0	.00	0	.00	0
91-32	TO RVRFRNT/LWP (302)	0	.00	0	0	.00	0	.00	0	.00	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
91-33	TO FISKE CAP PROJ (303)	0	.00	0	0	.00	0	.00	0	.00	0
91-52	TO W/C INS FUND (520)	0	.00	0	0	.00	0	.00	0	.00	0
91-53	TO HEALTH INS FUND (530)	0	.00	0	0	.00	0	.00	0	.00	0
91 **	INTERFUND TRANSFER	347615	121288.90	35	1180386	2538340.40	215	.00	3272476	734135.60	78
FUND 001	TOTAL *********										
	GENERAL FUND	4894505	4155673.27	85	30463743	25485284.43	84	6939816.23	59840613	27415512.34	54
GRAND	TOTAL *********										
		4894505	4155673.27	85	30463743	25485284.43	84	6939816.23	59840613	27415512.34	54

FY 2026 Budget by Classification Report - Summary Listing

3/31/2026

Target for March 2026 is 50%

FUND 421 - WATER/SEWER FUND

	Amended Budget	YTD Encumbrances	YTD Actual Transactions	Budget - YTD Transactions	% Used/Rec'd
REVENUE					
CHARGES FOR SERVICES	$ 83,328,643	$ -	$ 40,971,238	$ 42,357,405	49%
INTERGOVERNMENTAL/GRANTS	$ -	$ -	$ -	$ -	0%
MISCELLANEOUS	$ 356,185	$ -	$ 897,956	$ (541,771)	252%
*OTHER SOURCES (NON-REVENUE)	$ 16,551,087	$ -	$ -	$ 16,551,087	0%
REVENUE TOTALS	**$ 100,235,915**	**$ -**	**$ 41,869,194**	**$ 58,366,721**	**42%**
EXPENSE					
SALARIES AND BENEFITS	$ 22,206,001	$ -	$ 8,744,532	$ 13,461,469	39%
OPERATING EXPENDITURES	$ 28,409,320	$ 9,507,897	$ 9,329,734	$ 9,571,689	33%
CAPITAL OUTLAY	$ 2,339,558	$ 1,037,250	$ 776,130	$ 526,178	33%
GRANTS, AIDS AND OTHER	$ 492,870	$ 252,980	$ 237,400	$ 2,490	48%
NON-OPERATING USES	$ 46,788,166	$ -	$ 34,232,471	$ 12,555,695	73%
EXPENSE TOTALS	**$ 100,235,915**	**$ 10,798,126**	**$ 53,320,267**	**$ 36,117,521**	64%
REVENUE TOTALS	**$ 100,235,915**	**$ -**	**$ 41,869,194**	**$ 58,366,721**	**42%**
EXPENSE TOTALS	**$ 100,235,915**	**$ 10,798,126**	**$ 53,320,267**	**$ 36,117,521**	**64%**
**	**$ -**	**$ (10,798,126)**	**$ (11,451,073)**	**$ 22,249,200**	

*Fund Balance is a budgeted revenue, not actual revenue.

**Unaudited

CITY OF COCOA, FLORIDA

FUND 421 WATER/SEWER FUND

ACCOUNT		ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
330		INTERGOVERNMENTAL REVENUE								
331		FEDERAL GRANTS								
	30 02	FDEM H0477 LS#1	0	.00		0	.00		0	.00
	50 01	FEDERAL DISASTER REIMB	0	.00		0	.00		0	.00
331	**	FEDERAL GRANTS	0	.00		0	.00		0	.00
334		STATE GRANT								
	50 01	STATE DISASTER REIMB	0	.00		0	25,326.47		0	25,326.47-
334	**	STATE GRANT	0	.00		0	25,326.47		0	25,326.47-
337		GRANTS FROM LOCAL UNITS								
	30 00	PHYSICAL ENVIRONMENT	0	.00		0	.00		0	.00
337	**	GRANTS FROM LOCAL UNITS	0	.00		0	.00		0	.00
330	***	INTERGOVERNMENTAL REVENUE	0	.00		0	25,326.47		0	25,326.47-
340		CHARGES FOR SERVICES								
343		PHYSICAL ENVIRONMENT								
	30 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
	31 00	WATER SALES	5,817,256	5,169,004.49	89	34,903,536	33,725,475.77	97	69,807,082	36,081,606.23
	33 00	WATER CONNECTION FEE	47,267	86,760.45	184	283,602	387,916.38	137	567,211	179,294.62
	36 00	WATER HYDRANT FEES	354,133	386,805.84	109	2,124,798	2,316,517.97	109	4,249,602	1,933,084.03
	39 06	HYDRANT RESID FLOW TEST	141	2,550.00	1809	846	7,050.00	833	1,696	5,354.00-
	39 07	BACKFLOW DEVICE TEST	12,808	20,787.11	162	76,848	124,657.68	162	153,700	29,042.32
	39 08	JUMPER METERS	61	100.00	164	366	900.00	246	742	158.00-
	39 09	PLAN REVIEW/CONST INSPECT	1,060	6,750.00	637	6,360	23,250.00	366	12,720	10,530.00-
	39 10	BACKFLOW PRV/RLCT TEMP	44	405.42	921	264	1,432.52	543	530	902.52-
	39 *	WATER OTHER INCOME	14,114	30,592.53	217	84,684	157,290.20	186	169,388	12,097.80
	51 00	SEWER SALES	671,643	688,403.22	103	4,029,858	4,157,090.57	103	8,059,722	3,902,631.43
	51 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
	51 *	SEWER SALES	671,643	688,403.22	103	4,029,858	4,157,090.57	103	8,059,722	3,902,631.43
	53 02	SEWER CONN INDIAN HILLS	0	.00		0	.00		0	.00
	59 01	GREASE TRAP PERMITS	547	900.16	165	3,282	5,184.96	158	6,572	1,387.04
	60 00	REUSE WATER SALES	38,470	36,697.93	95	230,820	219,256.11	95	461,646	242,389.89
	60 01	REUSE WATER INSTALLATION	618	301.00	49	3,708	2,506.00	68	7,420	4,914.00
	60 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
	60 *	REUSE WATER SALES	39,088	36,998.93	95	234,528	221,762.11	95	469,066	247,303.89
	90 10	OTHER EARNED NOT BILLED	0	.00		0	.00		0	.00
343	**	PHYSICAL ENVIRONMENT	6,944,048	6,399,465.62	92	41,664,288	40,971,237.96	98	83,328,643	42,357,405.04
340	***	CHARGES FOR SERVICES	6,944,048	6,399,465.62		41,664,288	40,971,237.96		83,328,643	42,357,405.04

CITY OF COCOA, FLORIDA

FUND 421 WATER/SEWER FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
360	MISCELLANEOUS REVENUES								
361	INTEREST & OTHER EARNINGS								
10 00	INTEREST	0	244.87		0	8,791.10		0	8,791.10-
10 02	INVESTMENT INTEREST	25,000	6,725.62	27	150,000	317,945.15	212	300,000	17,945.15-
10 10	FLORIDA PRIME INTEREST	0	26,995.19		0	176,047.57		0	176,047.57-
10 11	INTEREST/CBOS	0	.00		0	.00		0	.00
10 *	INTEREST	25,000	33,965.68	136	150,000	502,783.82	335	300,000	202,783.82-
30 00	NET INC/DEC FMV INVESTMNT	0	.00		0	200,445.02		0	200,445.02-
40 00	GAIN/(LOSS) SALE INVEST	0	.00		0	23,773.52-		0	23,773.52
40 02	UNREALIZED GAIN/(LOSS)	0	.00		0	.00		0	.00
40 *	GAIN/(LOSS) SALE INVEST	0	.00		0	23,773.52-		0	23,773.52
361 **	INTEREST & OTHER EARNINGS	25,000	33,965.68	136	150,000	679,455.32	453	300,000	379,455.32-
362	RENT AND ROYALTIES								
00 00	RENT AND ROYALTIES	108	.00		648	1,300.00	201	1,300	.00
362 **	RENT AND ROYALTIES	108	.00		648	1,300.00	201	1,300	.00
364	DISPOSITION FIXED ASSETS								
00 00	DISPOSITION FIXED ASSETS	0	.00		0	.00		0	.00
10 00	GAIN/(LOSS)SALE OF F/A	0	120,572.50		0	120,572.50		0	120,572.50-
364 **	DISPOSITION FIXED ASSETS	0	120,572.50		0	120,572.50		0	120,572.50-
365	SALE SURPLUS MTRLS &SCRAP								
00 00	SALE SURPLUS MTRLS &SCRAP	265	1,057.10	399	1,590	11,310.67	711	3,180	8,130.67-
365 **	SALE SURPLUS MTRLS &SCRAP	265	1,057.10	399	1,590	11,310.67	711	3,180	8,130.67-
369	OTHER MISC REVENUES								
90 00	OTHER MISC REVENUES	4,308	1,409.42	33	25,848	13,306.07	52	51,705	38,398.93
90 06	SETTLEMENTS	0	.00		0	.00		0	.00
90 *	OTHER MISC REVENUES	4,308	1,409.42	33	25,848	13,306.07	52	51,705	38,398.93
96 00	INSURANCE REFUND/PROCEEDS	0	.00		0	72,011.58		0	72,011.58-
369 **	OTHER MISC REVENUES	4,308	1,409.42	33	25,848	85,317.65	330	51,705	33,612.65-
360 ***	MISCELLANEOUS REVENUES	29,681	157,004.70		178,086	897,956.14		356,185	541,771.14-
380	OTHER SOURCES(NON-REV)								
381	INTERFUND TRANSFER								
91 01	GENERAL FUND (001)	0	.00		0	.00		0	.00

CITY OF COCOA, FLORIDA

FUND 421 WATER/SEWER FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
91 24	RENEW & REPLACE (424)	0	.00		0	.00		0	.00
91 25	TRF FROM W/S REST (425)	0	.00		0	.00		0	.00
91 26	TRF FROM W/S 2018B (426)	0	.00		0	.00		0	.00
91 27	TRF FROM W/S RESRVS (425)	0	.00		0	.00		0	.00
91 42	W/S IMPACT FEE (422)	0	.00		0	.00		0	.00
91 52	TRF FROM WORK COMP (520)	0	.00		0	.00		0	.00
91 *	TRANSFER FROM	0	.00		0	.00		0	.00
381 **	INTERFUND TRANSFER	0	.00		0	.00		0	.00
383	INSTLMT PURCH/CAP LEASE								
10 00	LEASE PROCEEDS	0	.00		0	.00		0	.00
383 **	INSTLMT PURCH/CAP LEASE	0	.00		0	.00		0	.00
389	NON OPERATING SOURCES								
30 01	SRF LOAN PROCEEDS	0	.00		0	.00		0	.00
85 00	CAP CONTRIB PRIVATE SRCS	0	.00		0	.00		0	.00
99 10	CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 11	RESTR. CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 50	FUND BAL-APPROP. RESERVES	1,399,379	.00		8,154,798	.00		16,551,087	16,551,087.00
99 *	BALANCE FORWARD	1,399,379	.00		8,154,798	.00		16,551,087	16,551,087.00
389 **	NON OPERATING SOURCES	1,399,379	.00		8,154,798	.00		16,551,087	16,551,087.00
380 ***	OTHER SOURCES(NON-REV)	1,399,379	.00		8,154,798	.00		16,551,087	16,551,087.00
FUND TOTAL	WATER/SEWER FUND	8,373,108	6,556,470.32		49,997,172	41,894,520.57		100,235,915	58,341,394.43
GRAND TOTAL		8,373,108	6,556,470.32		49,997,172	41,894,520.57		100,235,915	58,341,394.43

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
11-00	EXECUTIVE SALARIES	15912	14648.00	92	95472	82429.68	86	.00	190947	108517.32	43
11 **	EXECUTIVE SALARIES	15912	14648.00	92	95472	82429.68	86	.00	190947	108517.32	43
12-00	REGULAR SALARIES & WAGES	1072385	838734.32	78	6451179	4904447.67	76	.00	12885536	7981088.33	38
12-10	SALARY ADJUSTMENTS	0	.00	0	0	.00	0	.00	0	.00	0
12-12	ACCRUAL PAYOUTS	689	514.69	75	2067	22433.47	1085	.00	6196	16237.47-	362
12-15	SETTLEMENT WAGES	0	.00	0	0	.00	0	.00	0	.00	0
12 **	REGULAR SALARIES & WAGES	1073074	839249.01	78	6453246	4926881.14	76	.00	12891732	7964850.86	38
13-00	OTHER SALARIES & WAGES	59219	44618.11	75	340671	293760.34	86	.00	696010	402249.66	42
13 **	OTHER SALARIES & WAGES	59219	44618.11	75	340671	293760.34	86	.00	696010	402249.66	42
14-00	OVERTIME	80279	76509.11	95	481674	516701.41	107	.00	963401	446699.59	54
14-01	COMP TIME	0	.00	0	0	.00	0	.00	0	.00	0
14 **	OVERTIME	80279	76509.11	95	481674	516701.41	107	.00	963401	446699.59	54
15-00	SPECIAL PAY	53	38.00	72	159	216.70	136	.00	484	267.30	45
15 **	SPECIAL PAY	53	38.00	72	159	216.70	136	.00	484	267.30	45
20-00	CLOTHING/SHOE ALLOWANCE	3224	.00	0	19344	27040.00	140	.00	38725	11685.00	70
20 **	CLOTHING/SHOE ALLOWANCE	3224	.00	0	19344	27040.00	140	.00	38725	11685.00	70
21-00	FICA TAXES	92170	72956.05	79	553020	437749.43	79	.00	1106070	668320.57	40
21 **	FICA TAXES	92170	72956.05	79	553020	437749.43	79	.00	1106070	668320.57	40
22-00	RETIREMENT CONTRIBUTIONS	168536	145039.25	86	1011216	913955.47	90	.00	2022483	1108527.53	45
22-01	POLICE/FIRE	0	.00	0	0	.00	0	.00	0	.00	0
22-03	NON FRS RETIREMENT CONT	565	519.16	92	3390	3051.00	90	.00	6787	3736.00	45
22 **	RETIREMENT CONTRIBUTIONS	169101	145558.41	86	1014606	917006.47	90	.00	2029270	1112263.53	45
23-00	INSURANCES	2190	2414.44	110	13140	12948.27	99	.00	26314	13365.73	49
23-02	RETIREES OTHER INSURANCES	14288	18386.40	129	85728	67080.40	78	.00	171466	104385.60	39
23-03	CONTRA CIGNA SAVINGS	0	.00	0	0	.00	0	.00	0	.00	0

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
23-04	MEDICAL	265750	225279.94	85	1594500	1199981.71	75	.00	3189036	1989054.29	38
23-05	HEALTH RETIREES 50%	1682	1023.98	61	10092	6143.88	61	.00	20187	14043.12	30
23-06	HEALTH RETIREES 100%	5607	4089.82	73	33642	24538.92	73	.00	67285	42746.08	37
23-07	DENTAL INSURANCE	11848	9259.58	78	71088	50166.13	71	.00	142220	92053.87	35
23-08	VISION INSURANCE	2001	1602.26	80	12006	8665.82	72	.00	24060	15394.18	36
23-09	LONG TERM DISABILITY	2602	2760.34	106	15612	14836.40	95	.00	31283	16446.60	47
23-10	FSA HEALTH	0	.00	0	0	.00	0	.00	0	.00	0
23-11	FSA CHILDCARE	0	.00	0	0	.00	0	.00	0	.00	0
23-99	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
23 **	INSURANCES	305968	264816.76	87	1835808	1384361.53	75	.00	3671851	2287489.47	38
24-00	WORKER'S COMPENSATION	36073	15653.06	43	216438	94449.45	44	.00	432911	338461.55	22
24 **	WORKER'S COMPENSATION	36073	15653.06	43	216438	94449.45	44	.00	432911	338461.55	22
25-00	UNEMPLOYMENT COMPENSATION	833	.00	0	4998	.00	0	.00	10000	10000.00	0
25 **	UNEMPLOYMENT COMPENSATION	833	.00	0	4998	.00	0	.00	10000	10000.00	0
26-00	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
26 **	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
27-00	BENEFIT OFFSET	14550	12200.00	84	87300	63935.96	73	.00	174600	110664.04	37
27 **	BENEFIT OFFSET	14550	12200.00	84	87300	63935.96	73	.00	174600	110664.04	37
31-00	PROFESSIONAL SERVICES	66944	11250.00	17	399203	34800.00	9	118309.00	800886	647777.00	19
31-01	LEGAL EXPENSES	9877	1214.60	12	57718	1519.80	3	25456.21	116977	90000.99	23
31-02	MEDICAL SERVICES	0	.00	0	0	.00	0	.00	0	.00	0
31-03	ENGINEERING SERVICES	183021	279279.25	153	1027548	770395.29	75	1220860.30	2125685	134429.41	94
31-27	TCR PROJECT-COCOA	22311	4960.94	22	111555	14049.46	13	231369.40	245419	.14	100
31-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
31 **	PROFESSIONAL SERVICES	282153	296704.79	105	1596024	820764.55	51	1595994.91	3288967	872207.54	74

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
32-00	ACCOUNTING & AUDITING	0	.00	0	0	.00	0	.00	0	.00	0
32 **	ACCOUNTING & AUDITING	0	.00	0	0	.00	0	.00	0	.00	0
34-00	CONTRACT SERVICES	186031	90989.92	49	1112766	353963.24	32	560968.98	2228987	1314054.78	41
34-09	MOWING CONTRACTS	0	.00	0	0	.00	0	.00	0	.00	0
34-10	COST OF GENERAL FUND SVCS	0	.00	0	0	.00	0	.00	0	.00	0
34 **	CONTRACT SERVICES	186031	90989.92	49	1112766	353963.24	32	560968.98	2228987	1314054.78	41
39-00	CONTINGENCY	101318	.00	0	736484	.00	0	.00	1344397	1344397.00	0
39-02	BOND RESERVE	0	.00	0	0	.00	0	.00	0	.00	0
39-15	WAGE AND SALARY	0	.00	0	0	.00	0	.00	0	.00	0
39 **	CONTINGENCY	101318	.00	0	736484	.00	0	.00	1344397	1344397.00	0
40-00	TRAVEL AND PER DIEM	1435	1088.85	76	8610	5111.48	59	.00	17244	12132.52	30
40-01	CAR ALLOWANCE	0	.00	0	0	.00	0	.00	0	.00	0
40 **	TRAVEL AND PER DIEM	1435	1088.85	76	8610	5111.48	59	.00	17244	12132.52	30
41-00	COMMUNICATION	18447	20229.67	110	108762	90461.56	83	126403.24	219485	2620.20	99
41 **	COMMUNICATION	18447	20229.67	110	108762	90461.56	83	126403.24	219485	2620.20	99
42-00	FREIGHT & POSTAGE SERVICE	972	193.58	20	5832	1037.68	18	.00	11710	10672.32	9
42 **	FREIGHT & POSTAGE SERVICE	972	193.58	20	5832	1037.68	18	.00	11710	10672.32	9
43-00	ELECTRIC/WATER/SEWER	207677	327889.15	158	1247961	905188.37	73	1565293.78	2494033	23550.85	99
43 **	ELECTRIC/WATER/SEWER	207677	327889.15	158	1247961	905188.37	73	1565293.78	2494033	23550.85	99
44-00	RENTAL AND LEASES	3974	4150.00	104	23844	14518.50	61	20261.00	47715	12935.50	73
44-21	DUKE ENERGY-GENERATOR	0	.00	0	0	.00	0	.00	0	.00	0
44 **	RENTAL AND LEASES	3974	4150.00	104	23844	14518.50	61	20261.00	47715	12935.50	73
45-00	INSURANCE	119817	.00	0	718902	571641.93	80	.00	1437821	866179.07	40
45 **	INSURANCE	119817	.00	0	718902	571641.93	80	.00	1437821	866179.07	40
46-00	REPAIRS & MAINTENANCE	573017	597812.17	104	3421222	2603908.88	76	881357.21	6859376	3374109.91	51

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
46-01	SMALL TOOLS	0	.00	0	0	.00	0	.00	0	.00	0
46-02	REPAIR/MAINT BUILDING	36392	1768.02	5	191576	14363.76	8	292846.16	409953	102743.08	75
46-03	REPAIR/MAINT-VEHICLES	27117	33230.13	123	162702	158553.00	97	7580.79-	325447	174474.79	46
46-15	INSURED VEHICLE ACCIDENT	0	.00	0	0	.00	0	.00	0	.00	0
46 **	REPAIRS & MAINTENANCE	636526	632810.32	99	3775500	2776825.64	74	1166622.58	7594776	3651327.78	52
47-00	PRINTING & BINDING	800	.00	0	4800	4631.75	97	920.25	9640	4088.00	58
47 **	PRINTING & BINDING	800	.00	0	4800	4631.75	97	920.25	9640	4088.00	58
48-00	PROMOTIONAL ACTIVITIES	2116	1450.06	69	12696	1850.06	15	.00	25400	23549.94	7
48 **	PROMOTIONAL ACTIVITIES	2116	1450.06	69	12696	1850.06	15	.00	25400	23549.94	7
49-00	OTHER CHARGES & OBLIG.	15514	11881.27	77	92337	83086.03	90	.00	185455	102368.97	45
49-02	ADVERTISING	0	.00	0	0	.00	0	.00	0	.00	0
49-07	BAD DEBT EXPENSE	0	3515.94-	0	0	23650.95-	0	.00	0	23650.95	0
49-08	CASH OVER & UNDER	0	5.00-	0	0	22.12-	0	.00	0	22.12	0
49-09	DOCUMENT RECORDING CHGS	500	350.00-	70-	3000	3082.20-	103-	4132.20	6000	4950.00	18
49-15	OBSOLETE INVENTORY	0	.00	0	0	.00	0	.00	0	.00	0
49-17	DAMAGED INVENTORY	0	.00	0	0	.00	0	.00	0	.00	0
49-31	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
49 **	OTHER CHARGES & OBLIG.	16014	8010.33	50	95337	56330.76	59	4132.20	191455	130992.04	32
51-00	OFFICE SUPPLIES	2020	1678.39	83	12120	4335.81	36	.00	24281	19945.19	18
51 **	OFFICE SUPPLIES	2020	1678.39	83	12120	4335.81	36	.00	24281	19945.19	18
52-00	OPERATING SUPPLIES	71866	82677.67	115	432801	453653.57	105	190685.85	864041	219701.58	75
52-02	UNIFORMS-PURCHASED	133	.00	0	399	903.88	227	.00	1200	296.12	75
52-07	JANITORIAL SUPPLIES	853	787.47	92	5118	5167.22	101	.00	10240	5072.78	51
52-09	CHEMICALS	632862	730390.22	115	3809598	2825172.58	74	4220393.85	7606781	561214.57	93
52-30	FUEL OIL & LUBRICANTS	43660	2655.25	6	261960	113700.56	43	28607.66	523975	381666.78	27

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
52-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
52 **	OPERATING SUPPLIES	749374	816510.61	109	4509876	3398597.81	75	4439687.36	9006237	1167951.83	87
53-00	ROAD MATERIALS/SUPPLIES	2915	1715.14	59	17490	4794.36	27	20205.64	35000	10000.00	71
53 **	ROAD MATERIALS/SUPPLIES	2915	1715.14	59	17490	4794.36	27	20205.64	35000	10000.00	71
54-00	MEMBERSHIP/PUBLICATIONS	3415	.00	0	20490	35025.00	171	.00	41016	5991.00	85
54 **	MEMBERSHIP/PUBLICATIONS	3415	.00	0	20490	35025.00	171	.00	41016	5991.00	85
55-00	TRAINING	7656	355.00	5	45936	16854.62	37	.00	91910	75055.38	18
55-01	EDA PROGRAM	416	.00	0	2496	.00	0	.00	5000	5000.00	0
55 **	TRAINING	8072	355.00	4	48432	16854.62	35	.00	96910	80055.38	17
56-00	TECHNOLOGY SYSTEMS	0	.00	0	0	.00	0	.00	0	.00	0
56-15	IT-RELATED OPERATING EXP	24859	6426.03	26	145086	267801.03	185	7406.63	294246	19038.34	94
56 **	TECHNOLOGY SYSTEMS	24859	6426.03	26	145086	267801.03	185	7406.63	294246	19038.34	94
59-00	DEPRECIATION EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
59 **	DEPRECIATION EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
61-00	LAND	0	.00	0	0	.00	0	.00	0	.00	0
61 **	LAND	0	.00	0	0	.00	0	.00	0	.00	0
62-00	BUILDINGS	3208-	.00	0	19251	.00	0	.00	0	.00	0
62 **	BUILDINGS	3208-	.00	0	19251	.00	0	.00	0	.00	0
63-00	INFRASTRUCTURE	16416	3420.50	21	105350	16261.30	15	187579.20	203842	1.50	100
63-06	FDEM H0477 LS#1	0	.00	0	0	.00	0	.00	0	.00	0
63-07	IMPROVE OTHER THAN BLDG	9151	.00	0	50475	.00	0	105381.00	105381	.00	100
63 **	INFRASTRUCTURE	25567	3420.50	13	155825	16261.30	10	292960.20	309223	1.50	100
64-00	MACHINERY & EQUIPMENT	154664	197556.08	128	773337	759869.19	98	744289.66	1701343	197184.15	88
64-15	IT HARDWARE	36276	.00	0	111327	.00	0	.00	328992	328992.00	0
64-60	SBITA INTANG ASSETS	0	.00	0	0	.00	0	.00	0	.00	0

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
64 **	MACHINERY & EQUIPMENT	190940	197556.08	104	884664	759869.19	86	744289.66	2030335	526176.15	74
65-00	CONSTRUCTION IN PROGRESS	0	.00	0	0	.00	0	.00	0	.00	0
65 **	CONSTRUCTION IN PROGRESS	0	.00	0	0	.00	0	.00	0	.00	0
68-10	SFTWR & OTHER INTANGIBLES	0	.00	0	0	.00	0	.00	0	.00	0
68 **	INTANGIBLE ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
69-99	CONTRA FIXED ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
69 **	PROPRIETARY FUNDS	0	.00	0	0	.00	0	.00	0	.00	0
71-20	SERIES 2020	0	.00	0	0	.00	0	.00	0	.00	0
71-32	LEASED ASSET-GENERATOR	29996	29885.61	100	179976	148702.62	83	211250.33	359953	.05	100
71-33	SBITA ACCRUENT CMMS	0	.00	0	0	.00	0	.00	0	.00	0
71-34	SBITA ESRI ARCGIS	0	.00	0	0	.00	0	.00	0	.00	0
71-35	SBITA - SAMSARA	1-	.00	0	6-	.00	0	.00	0	.00	0
71-36	SBITA - DEBTBOOK	0	.00	0	0	.00	0	.00	0	.00	0
71-74	ESRI ARCGIS	4561	.00	0	27366	54734.49	200	.00	54735	.51	100
71 **	PRINCIPAL	34556	29885.61	87	207336	203437.11	98	211250.33	414688	.56	100
72-32	LEASED ASSET-GENERATOR	6143	6254.39	102	36858	31997.38	87	41729.67	73727	.05-	100
72-33	SBITA - ACCRNT CMMS	0	.00	0	0	.00	0	.00	0	.00	0
72-34	SBITA ESRI ARCGIS	0	.00	0	0	.00	0	.00	0	.00	0
72-35	SBITA - SAMSARA	1-	.00	0	6-	.00	0	.00	0	.00	0
72-36	SBITA - DEBTBOOK	40	.00	0	240	.00	0	.00	489	489.00	0
72-74	SBITA - ESRI ARCGIS	163	.00	0	978	1965.51	201	.00	1966	.49	100
72 **	DEBT SERVICE - INTEREST	6345	6254.39	99	38070	33962.89	89	41729.67	76182	489.44	99
73-00	OTHER DEBT SERVICE COST	55-	.00	0	330	.00	0	.00	0	.00	0
73-32	GENERATOR AMORT	0	.00	0	0	.00	0	.00	0	.00	0
73-33	SBITA ASSETS	0	.00	0	0	.00	0	.00	0	.00	0

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
73 **	INTANG AMORT EXP	55-	.00	0	330	.00	0	.00	0	.00	0
82-00	AID TO PRIVATE ORGANIZAT	166	.00	0	996	.00	0	.00	2000	2000.00	0
82-01	ECON DEV INCENTIVE CONTR	0	.00	0	0	.00	0	.00	0	.00	0
82 **	AID TO PRIVATE ORGANIZAT	166	.00	0	996	.00	0	.00	2000	2000.00	0
91-01	TO GENERAL FUND (001)	7742	.00	0	30968	77416.00	250	.00	77416	.00	100
91-02	TO GEN FUND ROI (001)	721496	721496.50	100	4328979	4328979.00	100	.00	8657958	4328979.00	50
91-23	TO STORMWATER (423)	0	.00	0	0	.00	0	.00	0	.00	0
91-24	TRANSFER TO R & R (424)	0	.00	0	21600750	21600750.00	100	.00	21600750	.00	100
91-25	TO RESTRCTD ASSET (425)	512768	512768.45	100	3076611	3076610.70	100	.00	6154612	3078001.30	50
91-26	TO W/S 2018B (426)	0	.00	0	0	.00	0	.00	0	.00	0
91-27	TO TCR/SJR PROJ (427)	0	.00	0	0	.00	0	.00	0	.00	0
91-30	TO GF CAP PROJ (301)	0	.00	0	0	.00	0	.00	0	.00	0
91-42	IMPACT FEES FUND (422)	0	.00	0	0	.00	0	.00	0	.00	0
91-52	TO W/C INS FUND (520)	0	.00	0	0	.00	0	.00	0	.00	0
91-53	TO HEALTH INS FUND (530)	0	.00	0	0	.00	0	.00	0	.00	0
91 **	INTERFUND TRANSFER	1242006	1234264.95	99	29037308	29083755.70	100	.00	36490736	7406980.30	80
94-01	TXFR TO GF OH ALLOC (001)	709883	709883.08	100	4259299	4259298.48	100	.00	8518597	4259298.52	50
94 **	INTERFUND TRANSFER	709883	709883.08	100	4259299	4259298.48	100	.00	8518597	4259298.52	50
95-01	TXFR TO GF 6% PLOFF (001)	148236	148236.08	100	889417	889416.48	100	.00	1778833	889416.52	50
95 **	NONOPERATING	148236	148236.08	100	889417	889416.48	100	.00	1778833	889416.52	50
FUND 421	TOTAL ********* WATER/SEWER FUND	6572827	6025949.04	92	60796244	53320267.41	88	10798126.43	100235915	36117521.16	64
GRAND	TOTAL *********	6572827	6025949.04	92	60796244	53320267.41	88	10798126.43	100235915	36117521.16	64

FY 2026 Budget by Classification Report - Summary Listing

3/31/2026

Target for March 2026 is 50%

FUND 423 - STORMWATER FUND

	Amended Budget	YTD Encumbrances	YTD Actual Transactions	Budget - YTD Transactions	% Used/Rec'd
REVENUE					
*STORMWATER ASSESSMENT	$ 2,401,415	$ -	$ 1,988,111	$ 413,304	83%
CHARGES FOR SERVICES	$ -	$ -	$ 2	$ (2)	0%
INTERGOVERNMENTAL/GRANT	$ -	$ -	$ -	$ -	0%
MISCELLANEOUS	$ 400	$ -	$ 65,667	$ (65,267)	16417%
**OTHER SOURCES (NON-REVENUE)	$ 46,818	$ -	$ -	$ 46,818	0%
REVENUE TOTALS	**$ 2,448,633**	**$ -**	**$ 2,053,780**	**$ 394,853**	**84%**
EXPENSE					
SALARIES AND BENEFITS	$ 641,393	$ -	$ 285,690	$ 355,703	45%
OPERATING EXPENDITURES	$ 913,608	$ 228,198	$ 274,679	$ 410,732	30%
CAPITAL OUTLAY	$ 592,925	$ 69,696	$ 409,739	$ 113,490	69%
OTHER SOURCES (NON-REVENUE)	$ -	$ -	$ -	$ -	0%
NON-OPERATING USES	$ 300,707	$ -	$ 154,000	$ 146,707	51%
EXPENSE TOTALS	**$ 2,448,633**	**$ 297,894**	**$ 1,124,108**	**$ 1,026,631**	**58%**
REVENUE TOTALS	**$ 2,448,633**	**$ -**	**$ 2,053,780**	**$ 394,853**	**84%**
EXPENSE TOTALS	**$ 2,448,633**	**$ 297,894**	**$ 1,124,108**	**$ 1,026,631**	**58%**
	$ -	**$ (297,894)**	**$ 929,672**	**$ (631,778)**	

*Stormwater Assessment Revenues come in November-March

CITY OF COCOA, FLORIDA

FUND 423 STORMWATER UTILITY

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
320	OTHER PERMITS & FEES								
325	SPECIAL ASSESSMENT								
23 01	STRMWTR SPEC ASSMNT	190,117	44,450.43	23	1,140,702	1,985,211.15	174	2,281,415	296,203.85
23 02	DELINQUENT TAX	0	.00		0	59.16		0	59.16-
23 03	PENALTIES	833	.00		4,998	2,840.91	57	10,000	7,159.09
23 04	TAX CERTIFICATES	9,166	.00		54,996	.00		110,000	110,000.00
23 *	STORMWATER	200,116	44,450.43	22	1,200,696	1,988,111.22	166	2,401,415	413,303.78
325 **	SPECIAL ASSESSMENT	200,116	44,450.43	22	1,200,696	1,988,111.22	166	2,401,415	413,303.78
320 ***	OTHER PERMITS & FEES	200,116	44,450.43		1,200,696	1,988,111.22		2,401,415	413,303.78
330	INTERGOVERNMENTAL REVENUE								
331	FEDERAL GRANTS								
50 01	FEDERAL DISASTER REIMB	0	.00		0	.00		0	.00
331 **	FEDERAL GRANTS	0	.00		0	.00		0	.00
334	STATE GRANT								
36 35	US1/FOREST AV S/W FACILTY	0	.00		0	.00		0	.00
36 36	N FSK S/W PND FLOAT WTLND	0	.00		0	.00		0	.00
36 69	DIX/IRD IRL RESIL DESIGN	0	.00		0	.00		0	.00
36 *	STORMWATER MANAGEMENT	0	.00		0	.00		0	.00
334 **	STATE GRANT	0	.00		0	.00		0	.00
338	SHARED REVENUE LOCAL UNIT								
10 00	SHARED REV - BREVARD CTY	0	.00		0	.00		0	.00
10 02	CHURCH STREET BAFFLE BOX	0	.00		0	.00		0	.00
10 05	SOIRL-SAVE OUR IR LAGOON	0	.00		0	.00		0	.00
10 *	SHARED REV - BREVARD CTY	0	.00		0	.00		0	.00
338 **	SHARED REVENUE LOCAL UNIT	0	.00		0	.00		0	.00
330 ***	INTERGOVERNMENTAL REVENUE	0	.00		0	.00		0	.00
340	CHARGES FOR SERVICES								
343	PHYSICAL ENVIRONMENT								
91 00	STORMWATER FEES	0	.00		0	1.63		0	1.63-
91 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
91 *	STORMWATER FEES	0	.00		0	1.63		0	1.63-
343 **	PHYSICAL ENVIRONMENT	0	.00		0	1.63		0	1.63-
340 ***	CHARGES FOR SERVICES	0	.00		0	1.63		0	1.63-

CITY OF COCOA, FLORIDA

FUND 423 STORMWATER UTILITY

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
360	MISCELLANEOUS REVENUES								
361	INTEREST & OTHER EARNINGS								
10 00	INTEREST	0	.00		0	52.30		0	52.30-
10 02	INVESTMENT INTEREST	0	3,212.25		0	18,065.47		0	18,065.47-
10 10	FLORIDA PRIME INTEREST	0	7,439.56		0	43,706.23		0	43,706.23-
10 *	INTEREST	0	10,651.81		0	61,824.00		0	61,824.00-
30 00	NET INC/DEC FMV INVESTMNT	0	.00		0	4,569.17		0	4,569.17-
40 00	GAIN/(LOSS) SALE INVEST	0	.00		0	726.34-		0	726.34
40 02	UNREALIZED GAIN/(LOSS)	0	.00		0	.00		0	.00
40 *	GAIN/(LOSS) SALE INVEST	0	.00		0	726.34-		0	726.34
361 **	INTEREST & OTHER EARNINGS	0	10,651.81		0	65,666.83		0	65,666.83-
364	DISPOSITION FIXED ASSETS								
00 00	DISPOSITION FIXED ASSETS	0	.00		0	.00		0	.00
364 **	DISPOSITION FIXED ASSETS	0	.00		0	.00		0	.00
366	CONTRIBUTIONS & DONATIONS								
00 00	CONTRIBUTIONS & DONATIONS	0	.00		0	.00		0	.00
366 **	CONTRIBUTIONS & DONATIONS	0	.00		0	.00		0	.00
369	OTHER MISC REVENUES								
90 00	OTHER MISC REVENUES	33	.00		198	.00		400	400.00
369 **	OTHER MISC REVENUES	33	.00		198	.00		400	400.00
360 ***	MISCELLANEOUS REVENUES	33	10,651.81		198	65,666.83		400	65,266.83-
380	OTHER SOURCES(NON-REV)								
381	INTERFUND TRANSFER								
91 01	GENERAL FUND (001)	0	.00		0	.00		0	.00
91 21	TRF FROM W/S FUND (421)	0	.00		0	.00		0	.00
91 *	TRANSFER FROM	0	.00		0	.00		0	.00
381 **	INTERFUND TRANSFER	0	.00		0	.00		0	.00
389	NON OPERATING SOURCES								
85 00	CAP CONTRIB PRIVATE SRCS	0	.00		0	.00		0	.00
90 00	NON OPERATING SOURCES	0	.00		0	.00		0	.00
99 10	CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 50	FUND BAL-APPROP. RESERVES	4,337	.00		20,800	.00		46,818	46,818.00
99 *	BALANCE FORWARD	4,337	.00		20,800	.00		46,818	46,818.00
389 **	NON OPERATING SOURCES	4,337	.00		20,800	.00		46,818	46,818.00

380	***	OTHER SOURCES(NON-REV)	4,337	.00	20,800	.00	46,818	46,818.00
FUND TOTAL		STORMWATER UTILITY	204,486	55,102.24	1,221,694	2,053,779.68	2,448,633	394,853.32
GRAND TOTAL			204,486	55,102.24	1,221,694	2,053,779.68	2,448,633	394,853.32

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
11-00	EXECUTIVE SALARIES	0	.00	0	0	.00	0	.00	0	.00	0
11 **	EXECUTIVE SALARIES	0	.00	0	0	.00	0	.00	0	.00	0
12-00	REGULAR SALARIES & WAGES	26676	19417.28	73	160056	114721.65	72	.00	320115	205393.35	36
12-10	SALARY ADJUSTMENTS	0	.00	0	0	.00	0	.00	0	.00	0
12-12	ACCRUAL PAYOUTS	0	.00	0	0	.00	0	.00	0	.00	0
12 **	REGULAR SALARIES & WAGES	26676	19417.28	73	160056	114721.65	72	.00	320115	205393.35	36
13-00	OTHER SALARIES & WAGES	7795	12327.68	158	46770	72740.20	156	.00	93540	20799.80	78
13 **	OTHER SALARIES & WAGES	7795	12327.68	158	46770	72740.20	156	.00	93540	20799.80	78
14-00	OVERTIME	726	.00	0	4356	3736.68	86	.00	8714	4977.32	43
14-01	COMP TIME	0	.00	0	0	.00	0	.00	0	.00	0
14 **	OVERTIME	726	.00	0	4356	3736.68	86	.00	8714	4977.32	43
15-00	SPECIAL PAY	0	.00	0	0	.00	0	.00	0	.00	0
15 **	SPECIAL PAY	0	.00	0	0	.00	0	.00	0	.00	0
20-00	CLOTHING/SHOE ALLOWANCE	120	.00	0	720	700.00	97	.00	1450	750.00	48
20 **	CLOTHING/SHOE ALLOWANCE	120	.00	0	720	700.00	97	.00	1450	750.00	48
21-00	FICA TAXES	2624	2434.47	93	15744	14714.24	94	.00	31491	16776.76	47
21 **	FICA TAXES	2624	2434.47	93	15744	14714.24	94	.00	31491	16776.76	47
22-00	RETIREMENT CONTRIBUTIONS	4698	4865.45	104	28188	29271.66	104	.00	56381	27109.34	52
22-01	GASB68 PENS EXP	0	.00	0	0	.00	0	.00	0	.00	0
22 **	RETIREMENT CONTRIBUTIONS	4698	4865.45	104	28188	29271.66	104	.00	56381	27109.34	52
23-00	INSURANCES	62	75.18	121	372	405.96	109	.00	752	346.04	54
23-03	CONTRA CIGNA SAVINGS	0	.00	0	0	.00	0	.00	0	.00	0
23-04	MEDICAL	6220	6297.64	101	37320	34058.39	91	.00	74643	40584.61	46
23-07	DENTAL INSURANCE	249	265.24	107	1494	1431.64	96	.00	2998	1566.36	48
23-08	VISION INSURANCE	43	48.77	113	258	263.22	102	.00	519	255.78	51

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
23-09	LONG TERM DISABILITY	74	100.34	136	444	541.47	122	.00	891	349.53	61
23-10	FSA HEALTH	0	.00	0	0	.00	0	.00	0	.00	0
23-11	FSA CHILDCARE	0	.00	0	0	.00	0	.00	0	.00	0
23-99	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
23 **	INSURANCES	6648	6787.17	102	39888	36700.68	92	.00	79803	43102.32	46
24-00	WORKER'S COMPENSATION	3858	1625.30	42	23148	10408.27	45	.00	46299	35890.73	23
24 **	WORKER'S COMPENSATION	3858	1625.30	42	23148	10408.27	45	.00	46299	35890.73	23
26-00	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
26 **	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
27-00	BENEFIT OFFSET	300	500.00	167	1800	2696.84	150	.00	3600	903.16	75
27 **	BENEFIT OFFSET	300	500.00	167	1800	2696.84	150	.00	3600	903.16	75
31-00	PROFESSIONAL SERVICES	15771	191.25	1	94571	30261.63	32	58326.34	189201	100613.03	47
31-01	LEGAL EXPENSES	41	.00	0	246	.00	0	.00	500	500.00	0
31-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
31 **	PROFESSIONAL SERVICES	15812	191.25	1	94817	30261.63	32	58326.34	189701	101113.03	47
34-00	CONTRACT SERVICES	22704	25593.30	113	136170	136758.12	100	115735.62	272405	19911.26	93
34-10	COST OF GENERAL FUND SVCS	0	.00	0	0	.00	0	.00	0	.00	0
34 **	CONTRACT SERVICES	22704	25593.30	113	136170	136758.12	100	115735.62	272405	19911.26	93
39-00	CONTINGENCY	17203	.00	0	103218	.00	0	.00	206444	206444.00	0
39 **	CONTINGENCY	17203	.00	0	103218	.00	0	.00	206444	206444.00	0
40-00	TRAVEL & PER DIEM	250	.00	0	1500	.00	0	.00	3000	3000.00	0
40 **	TRAVEL & PER DIEM	250	.00	0	1500	.00	0	.00	3000	3000.00	0
41-00	COMMUNICATION	173	112.35	65	1038	501.47	48	1574.53	2076	.00	100
41 **	COMMUNICATION	173	112.35	65	1038	501.47	48	1574.53	2076	.00	100
42-00	POSTAGE & FREIGHT	41	.00	0	246	.00	0	.00	500	500.00	0

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
42 **	POSTAGE & FREIGHT	41	.00	0	246	.00	0	.00	500	500.00	0
43-00	ELECTRIC/WATER/SEWER	1333	2606.52	196	7998	7326.10	92	10690.69	16000	2016.79-	113
43 **	ELECTRIC/WATER/SEWER	1333	2606.52	196	7998	7326.10	92	10690.69	16000	2016.79-	113
44-00	RENTALS AND LEASES	250	451.25	181	1500	2825.11	188	.00	3000	174.89	94
44 **	RENTALS AND LEASES	250	451.25	181	1500	2825.11	188	.00	3000	174.89	94
45-00	INSURANCE	1421	.00	0	8526	7119.44	84	.00	17058	9938.56	42
45 **	INSURANCE	1421	.00	0	8526	7119.44	84	.00	17058	9938.56	42
46-00	REPAIRS & MAINTENANCE	8622	3352.96	39	51151	62369.61	122	17885.89	102894	22638.50	78
46-01	SMALL TOOLS	0	.00	0	0	.00	0	.00	0	.00	0
46-02	REPAIR/MAINT BUILDING	0	.00	0	0	.00	0	.00	0	.00	0
46-03	REPAIR/MAINT-VEHICLES	3992	77.77	2	23952	9422.77	39	21590.39	47907	16893.84	65
46-15	INSURED VEHICLE ACCIDENT	0	.00	0	0	.00	0	.00	0	.00	0
46 **	REPAIRS & MAINTENANCE	12614	3430.73	27	75103	71792.38	96	39476.28	150801	39532.34	74
47-00	PRINTING & BINDING	41	.00	0	246	.00	0	.00	500	500.00	0
47 **	PRINTING & BINDING	41	.00	0	246	.00	0	.00	500	500.00	0
49-00	OTHER CHARGES & OBLIG.	30	13.54	45	180	304.75	169	.00	360	55.25	85
49-02	ADVERTISING	0	.00	0	0	.00	0	.00	0	.00	0
49-07	BAD DEBT EXPENSE	0	121.05-	0	0	574.30-	0	.00	0	574.30	0
49-15	OBSOLETE INVENTORY	0	.00	0	0	.00	0	.00	0	.00	0
49-31	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
49 **	OTHER CHARGES & OBLIG.	30	107.51-	358-	180	269.55-	150-	.00	360	629.55	75-
51-00	OFFICE SUPPLIES	41	.00	0	246	168.89	69	.00	500	331.11	34
51 **	OFFICE SUPPLIES	41	.00	0	246	168.89	69	.00	500	331.11	34
52-00	OPERATING SUPPLIES	1110	503.03	45	6660	5923.37	89	2394.14	13330	5012.49	62
52-02	UNIFORMS-PURCHASED	0	.00	0	0	.00	0	.00	0	.00	0

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
52-07	JANITORIAL SUPPLIES	0	.00	0	0	.00	0	.00	0	.00	0
52-30	FUEL OIL & LUBRICANTS	2151	.00	0	12906	6301.90	49	.00	25816	19514.10	24
52-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
52 **	OPERATING SUPPLIES	3261	503.03	15	19566	12225.27	63	2394.14	39146	24526.59	37
53-00	ROAD MATERIALS/SUPPLIES	0	.00	0	0	.00	0	.00	0	.00	0
53 **	ROAD MATERIALS/SUPPLIES	0	.00	0	0	.00	0	.00	0	.00	0
54-00	MEMBERSHIP/PUBLICATIONS	62	.00	0	372	650.00	175	.00	750	100.00	87
54 **	MEMBERSHIP/PUBLICATIONS	62	.00	0	372	650.00	175	.00	750	100.00	87
55-00	TRAINING	570	.00	0	3420	793.00	23	.00	6840	6047.00	12
55 **	TRAINING	570	.00	0	3420	793.00	23	.00	6840	6047.00	12
56-15	IT-RELATED OPERATING EXP	377	.00	0	2262	4527.00	200	.00	4527	.00	100
56 **	TECHNOLOGY SYSTEMS	377	.00	0	2262	4527.00	200	.00	4527	.00	100
59-00	DEPRECIATION	0	.00	0	0	.00	0	.00	0	.00	0
59 **	DEPRECIATION	0	.00	0	0	.00	0	.00	0	.00	0
61-00	LAND	0	.00	0	0	.00	0	.00	0	.00	0
61 **	LAND	0	.00	0	0	.00	0	.00	0	.00	0
63-00	INFRASTRUCTURE	15713	2300.00	15	91205	2300.00	3	69696.00	185485	113489.00	39
63-07	IMPROVE OTHER THAN BLDG	0	.00	0	0	.00	0	.00	0	.00	0
63-08	FISKE BLVD CEI	0	.00	0	0	.00	0	.00	0	.00	0
63-35	US1/FOREST AV S/W FACILTY	0	.00	0	0	.00	0	.00	0	.00	0
63-36	N FSK S/W PND FLOAT WTLND	0	.00	0	0	.00	0	.00	0	.00	0
63-69	DIX/IRVR DR RESIL 23FRP03	0	.00	0	0	.00	0	.00	0	.00	0
63-73	FISKE CONSTRUCTION	0	.00	0	0	.00	0	.00	0	.00	0
63 **	INFRASTRUCTURE	15713	2300.00	15	91205	2300.00	3	69696.00	185485	113489.00	39
64-00	MACHINERY & EQUIPMENT	33953	.00	0	203718	407439.00	200	.00	407440	1.00	100

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
64-15	IT HARDWARE	0	.00	0	0	.00	0	.00	0	.00	0
64 **	MACHINERY & EQUIPMENT	33953	.00	0	203718	407439.00	200	.00	407440	1.00	100
65-00	CONSTRUCTION IN PROGRESS	0	.00	0	0	.00	0	.00	0	.00	0
65 **	CONSTRUCTION IN PROGRESS	0	.00	0	0	.00	0	.00	0	.00	0
69-99	CONTRA FIXED ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
69 **	PROPRIETARY FUND	0	.00	0	0	.00	0	.00	0	.00	0
71-35	SBITA - SAMSARA	0	.00	0	0	.00	0	.00	0	.00	0
71 **	PRINCIPAL	0	.00	0	0	.00	0	.00	0	.00	0
72-00	DEBT SERVICE - INTEREST	0	.00	0	0	.00	0	.00	0	.00	0
72-35	SBITA - SAMSARA	1-	.00	0	6-	.00	0	.00	0	.00	0
72 **	DEBT SERVICE - INTEREST	1-	.00	0	6-	.00	0	.00	0	.00	0
91-01	TO GENERAL FUND (001)	729	.00	0	2916	7293.00	250	.00	7293	.00	100
91-21	TO WATER SEWER (421)	0	.00	0	0	.00	0	.00	0	.00	0
91-30	TO GF CAP PROJ (301)	0	.00	0	0	.00	0	.00	0	.00	0
91 **	INTERFUND TRANSFER	729	.00	0	2916	7293.00	250	.00	7293	.00	100
94-01	TXFR TO GF OH ALLOC (001)	24451	24451.17	100	146708	146707.02	100	.00	293414	146706.98	50
94 **	INTERFUND TRANSFER	24451	24451.17	100	146708	146707.02	100	.00	293414	146706.98	50
FUND 423	TOTAL ********* STORMWATER UTILITY	204473	107489.44	53	1221619	1124108.10	92	297893.60	2448633	1026631.30	58
GRAND	TOTAL *********	204473	107489.44	53	1221619	1124108.10	92	297893.60	2448633	1026631.30	58

CITY COUNCIL AGENDA ITEM

Memo Date:	March 30, 2026
Agenda Date:	April 14, 2026
File ID:	2026-231
Prepared By:	Zoie Badalov, Senior Budget Analyst
Through:	Rebecca Bowman, Finance Director Stockton Whitten, City Manager
Requested Action:	In accordance with the Financial Operations Manual (FOM) the City Manager shall submit to City Council in the form of an agenda item any approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority.

BACKGROUND:

The attached spreadsheets reference construction projects with a previously authorized "contingency" as of March 31st, 2026. The report provides the project number, project description, construction contract cost of project, contingency amount authorized, date of City Council approval, resolution number for authorization of contingency, requisition numbers, and expenditure by fiscal year.

The second line of each project in the third column under "Construction contract not to exceed $" references the contingency amount that the City Council or City Manager, if within his purchasing authority, has approved. The last line of each project provides the remaining balance as of the report date.

PRIORITY AREA CONNECTION:

Organizational Effectiveness

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Informational Item only

FY 2026 Change Orders - CM authorized to execute

Applied to Contingency | As of: Period 6

Project #	Project Description + Details	Construction contract not to exceed $	Labels	Resolution #	Requisition #	Requsition Amount	All Fiscal Years Cumulative	FY22 Cumulative Requisitions	FY23 Cumulative Requisitions	FY24 Cumulative Requisitions	FY25 Cumulative Requisitions	FY26 Cumulative Requisitions	Cumulative Expenditures	FY2026 Expenditures	FY2025 Expenditures	FY2024 Expenditures
WS24LC	**Osage/ Angelica Improvements**															
Op. Rev.		3,717,385	Exp authorized before contingency	2022-018												
Project Manager:	Frank Mirabito	371,739	Contingency and other costs authorized	2022-092												
Account #:	424-4120-536.63-00	4,089,124	Total approved	2023-054												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Atlantic Development of Cocoa**			FY2024	47958	3,717,385	3,717,385	-	-	3,717,385	-	-	$ 853,254	$ 904,949	$ 376,035	$ 477,219
	Vendor #: 05580															
PO #:	**82211**															
		371,739														
WS24WP	**Friday Road Improvements**															
Op. Rev.		4,413,648	Total approved	2022-018												
Project Manager:	Frank Mirabito	401,241	Contingency and other costs authorized	2022-092												
Account #:	424-4120-536.63-00	4,012,407	Total approved	2023-054												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Atlantic Development of Cocoa**			FY2024	47960	4,012,407	4,012,407	-	-	4,012,407	-	-	$ 1,618,643	$ -	$ 306,498	$ 1,312,145
	Vendor #: 05580															
PO #:	**82212**															
		401,241														
CA2502	**Bracco Pond Stormwater Improvements**															
Op. Rev.		116,020	Exp authorized before contingency													
Project Manager:	Frank Mirabito	11,400	Contingency and other costs authorized													
Account #:	423-3570-538.63-00	127,420	Total approved	2024-109												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Atlantic Development of Cocoa**			FY2025	49339	116,020	116,020	-	-	-	116,020	-	$ 116,020	$ -	$ 116,020	$ -
PO #:	**83333**				0											
		11,400														
CA2502	**Cidco Road Stormwater Improvements**															
Op. Rev.		38,310	Exp authorized before contingency													
Project Manager:	Frank Mirabito	3,600	Contingency and other costs authorized													
Account #:	423-3570-538.63-00	41,910	Total approved	2024-109												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Atlantic Development of Cocoa**			FY2025	49349	38,310	38,310	-	-	-	38,310	-	$ 38,310	$ -	$ 38,310	$ -
PO #:	**83343**															
		3,600														
WS25CU	**Wewahootee Buildings Roof Replacements**															
Op. Rev.		285,555	Exp authorized before contingency													
Project Manager:	James Mitchell	28,556	Contingency and other costs authorized													
Account #:	421-4020-536.63-00	314,111	Total approved	2025-039												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Hamilton Roofing LLC.**			FY2025	50158	**289,838**	289,838	-	-	-	289,838	-	$ -	$ -	$ -	$ -
PO #:	**83946**															
		24,272														

Project #	Project Description + Details	Construction contract not to exceed $	Labels	Resolution #	Requisition #	Requsition Amount	All Fiscal Years Cumulative	FY22 Cumulative Requisitions	FY23 Cumulative Requisitions	FY24 Cumulative Requisitions	FY25 Cumulative Requisitions	FY26 Cumulative Requisitions	Cumulative Expenditures	FY2026 Expenditures	FY2025 Expenditures	FY2024 Expenditures
PW25SC	**Stradley Park Concession Stand**															
Op. Rev.		306,831	Exp authorized before contingency													
Project Manager:	Frank Mirabito	28,469	Contingency and other costs authorized													
Account #:	001-3560-519.62-00	335,300	Total approved	2025-055			Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**W&J Construction**			FY2025	50367	286,831	286,831	-	-	-	-	286,831	$ -	$ 85,984	$ -	$ -
PO #:	**84079**				0											
		28,469														
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Architects RZK, Inc.**			FY2025	50370	3,873	3,873	-	-	-	-	3,873	$ -	$ -	$ -	$ -
PO #:	**84083**				0											
		-					Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
WS18BR	**Banana River Booster Station**															
Op. Rev.		2,547,000	Exp authorized before contingency													
Project Manager:	David Veloza	254,700	Contingency and other costs authorized													
Account #:	424-4055-536.63-00	2,801,700	Total approved	2025-070												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**L7 Construction, Inc.**			FY2026	50833	2,547,000	2,547,000	-	-	-	-	2,547,000	$ -	$ 42,275	$ -	$ -
PO #:	**84419**															
		254,700														
CA2602	**HSP #1 Exhaust Fan Replacement**															
Op. Rev.		115,500	Exp authorized before contingency													
Project Manager:	James Mitchell	10,411	Contingency and other costs authorized													
Account #:	421-4020-536.62-00	125,911	Total approved	2025-090												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**S-Woods Construction**			FY2026	51077	105,089	105,089	-	-	-	-	105,089	$ -	$ -	$ -	$ -
PO #:	**84664**															
		10,411														
BL25TS	**Brightline Train District Design**															
Op. Rev.		372,871	Exp authorized before contingency													
Project Manager:	Abigail Morgan	32,000	Contingency and other costs authorized													
Account #:	001-1905-559.31-00	404,871	Total approved	2025-092												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**Myra Planning and Design**			FY2026	51216	372,871	372,871	-	-	-	-	372,871	$ -	$ 23,977	$ -	$ -
PO #:	**84778**															
		32,000														
PW26FC	**Fuel Canopy Replacement**															
Op. Rev.		164,217	Exp authorized before contingency													
Project Manager:	Tony Jones	16,421	Contingency and other costs authorized													
Account #:	001-3540-519.63-07	180,638	Total approved	2025-094												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**S-Woods Construction**			FY2026	51076	164,215	164,215	-	-	-	-	164,215	$ -	$ -	$ -	$ -
PO #:	**84663**															
		16,421														
PW08SP	**Annual Street Paving**															
Op. Rev.		452,197	Exp authorized before contingency													
Project Manager:	Frank Mirabito	47,803	Contingency and other costs authorized													
Account #:	001-3510-541.63-00	500,000	Total approved	2026-007												
							Cumulative Req. Balances	FY 22	FY 23	FY 24	FY 25	FY 26	Cumulative Expenditures	FY 26	FY 25	FY 24
Vendor:	**VA Paving**			FY2025	6910	452,197	452,197	-	-	-	-	452,197	$ -	$ -	$ -	$ -
PO #:	**84735**				0											
		47,803														