Agenda
City of Cocoa
Planning & Zoning Board / Local Planning Agency Regular Meeting

April 1, 2026
6:00 PM
65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

1. Call to Order
2. Pledge of Allegiance

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of April 1, 2026.
2. Minutes: Regular Meeting of December 3, 2025.

III. Old Business:

IV. New Business:

1. Annual Election of Chairperson and Vice Chairperson
2. Cirrus PUD Amendment, Plat, and Development Agreement (POSTPONED)
3. Sanctuary at Cocoa Townhomes Development Agreement, Preliminary Plat, and Large-Scale Site Plan. (POSTONED)
4. Ordinance 02-2026: Grissom Parkway 46 Acres Future Land Use Map Amendment
5. Ordinance 03-2026: Grissom Parkway 46 Acres Zoning Map Amendment
6. M-2 ZTA Large-Scale Commercial Recreation Centers and Gym and Fitness - 3095 Grissom Pkwy
7. Cocoa Village Bay Estates Large-Scale Site Plan, Preliminary Plat

V. Tree Board:

VI. Other Business:

VII. Next Meeting Date: : Wednesday, May 6, 2026, at 6:00 pm at 65 Stone Street in Cocoa, FL.

VIII. Adjournment:

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://cocoa.legistar.com/Calendar.aspx Documents pertaining to the above may also be inspected at the Planning & Zoning Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8535.

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.

PLANNING & ZONING AGENDA ITEM

Memo Date:	03/17/2026
Agenda Date:	4/1/2026
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Stockton Whitten, City Manager
Requested Action:	Request Board approval of the Agenda for the Planning and Zoning April 1, 2026, Regular Meeting, either as written or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:
Request Board approval of the Agenda for the Planning and Zoning April 1, 2026, Regular Meeting, either as written or with amendments.

Agenda
City of Cocoa
Planning & Zoning Board / Local Planning Agency Regular Meeting

April 1, 2026
6:00 PM
65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

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

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of April 1, 2026.
2. Minutes: Regular Meeting of December 3, 2025.

III. Old Business:

IV. New Business:

1. Annual Election of Chairperson and Vice Chairperson

2. PZ 25-00300003 Cirrus Commercial Outparcel Final PUD Amendment (Phase 2), Plat, Development Agreement Amendment, and Large-Scale Site Plan (POSTPONED)

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.

3. PZ 25-00200014 Sanctuary at Cocoa Townhomes Preliminary Plat, Development Agreement (POSTPONED)

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.

4. **Ordinance 2-2026 Grissom Parkway 46 Acres Future Land Use Map Amendment**

   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.

5. **Ordinance 3-2026 Grissom Parkway 46 Acres Zoning Map Amendment**

   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.

6. **PZ 26-02000001 3095 Grissom Parkway Zoning Text Amendment**

   Consider 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.

7. **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.

V. Tree Board:

VI. Open Discussion:

VII. Other Business:

VIII. Next Meeting Date: Wednesday, May 6, 2026, at 6:00 pm at 65 Stone Street in Cocoa, FL.

IX. Adjournment:

General Notice Information:
his 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.

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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:

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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 may view and listen to the hearings live at the following internet address: https://www.cocoafl.gov/291/20338/City-Meetings The City is not responsible for technical difficulties that may occur while viewing or listening online.

PLANNING & ZONING AGENDA ITEM

Memo Date:	03/17/2026
Agenda Date:	4/1/2026
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Stockton Whitten, City Manager
Requested Action:	Request Board approval of the Minutes for the Planning and Zoning December 3, 2026, Special Meeting, either as written or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:
Request Board approval of the Minutes for the Planning and Zoning December 3, 2026, Special Meeting, either as written or with amendments.

MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
December 3, 2025

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on December 3, 2025, at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Chairperson Park called the meeting to order at 6:06 PM.

ROLL CALL:

Wesley Park	Chairperson
Todd Anderson	Vice Chairperson
Ron Chabot	Board Member
Tamisha Findlay	Board Member
Susan Milhoan	Board Member
Victoria Jones	Board Member
Katherine Stewart	Board Member
Marcus Wheeler	Board Member
Russell Sengel	Board Member
Aleck Greenwood	Alternate Board Member
Kristin Eick	City Attorney

PRESENT:

Wesley Park	Chairperson
Todd Anderson	Vice Chairperson
Ron Chabot	Board Member
Tamisha Findlay	Board Member
Susan Milhoan	Board Member
Victoria Jones	Board Member
Katherine Stewart	Board Member
Marcus Wheeler	Board Member
Russell Sengel	Board Member
Aleck Greenwood	Alternate Board Member
Kristin Eick	City Attorney

ABSENT:

STAFF PRESENT:

Breanna Earley, Recording Secretary; Stockton Whitten; Jennifer Webster, City Planner.

Chairperson Park led the assembly in the Pledge of Allegiance.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of December 3, 2025.

* **MOTION BY VICECHAIR ANDERSON; SECONDED BY BOARD MEMBER STEWART TO APPROVE THE REGULAR MEETING AGENDA OF DECEMBER 3, 2025, AS WRITTEN.**

AYES: PARK, ANDERSON, CHABOT, JONES, SENGEL, WHEELER, FINDLAY, STEWART, MILHOAN

MOTION PASSED UNANIMOUSLY (9-0)

2. Minutes: Special Meeting of September 10, 2025 and Regular Meeting of October 1, 2025.

* **MOTION BY BOARD MEMBER STEWART; SECONDED BY BOARD MEMBER WHEELER TO APPROVE THE MINUTES OF SEPTEMBER 10, 2025, AND OCTOBER 1 2025, AS WRITTEN.**

AYES: PARK, ANDERSON, CHABOT, JONES, SENGEL, WHEELER, FINDLAY, STEWART, MILHOAN

MOTION PASSED UNANIMOUSLY (9-0)

III. Old Business:

IV. New Business:

1. PZ 25-00200015 (Michael C. Blake Subdivision) Large Scale Site Plan and PZ 25-00100002 (Michael C. Blake Subdivision) Preliminary Plat

Request to approve a large-scale site plan of 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.

AND

Request to approve the preliminary subdivision plat of the Michael C Blake Subdivision, pursuant to Chapter 18, Subdivisions of the City of Cocoa Code of Ordinances. To

subdivide 15 parcels for purpose of platting 30 new single family lots in total consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues.

Jennifer Webster, City Planner, presented a PowerPoint for the Michael C. Blake Large Scale Site Plan and Preliminary Plat[1].

Alternate member Greenwood asked about the building materials used.

City Manager Whitten, responded and clarified the building timeline.

The applicant detailed the project plan and timeline for development.

Alternate Member Greenwood spoke about material costs and pricing. He mentioned the choice of trees.

The applicant spoke about the species of trees originally selected and how they came to the decision in the development process.

Board Member Jones, asked how much was being invested in the playground.

Ms. Webster explained that it is not to exceed $175,000.

Board Member Jones asked if the park is accessible to the public. In response, Ms. Webster stated it was for both residents and the public.

Board member Wheeler asked about the ADA compliant elevations.

City Attorney Eick stated it was in the development agreement.

Board Member Milhoan asked about sidewalks and a sound barrier wall.

City Manager Whitten responded that the subdivision is one block from SR520.

City Attorney Eick detailed specifications for HUD.

City Manager Whitten spoke about the purchasing of the lots and the park that will be provided as an extra amenity for the Diamond Square community.

Board Member Wheeler asked if they would also be for first time homebuyers to which the City Manager clarified.

Board Member Jones asked about incentives for homebuyers.

[1] Exhibit A: PowerPoint PZ 25-00200015 and PZ 25-00100002

City Manager Whitten spoke about the incentives.

Board Member Jones pointed out the average salary homebuyers would require.

City Manager Whitten stated there are income requirements that need to be met to live there.

The applicant expressed that they agree with staff recommendations.

* **MOTION BY VICECHAIR ANDERSON; SECONDED BY BOARD MEMBER JONES TO APPROVE WITH STAFF RECCOMENDATIONS.**

AYES: PARK, ANDERSON, CHABOT, JONES, SENGEL, WHEELER, FINDLAY, STEWART, MILHOAN

MOTION PASSED UNANIMOUSLY (9-0)

2. PZ 25-02000005 Reasonable Accommodation and Certified Recovery Residence 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.

Ms. Webster presented a PowerPoint for Ordinance 12-2025[2].

Board member Stewart asked if reasonable accommodation can be applied to subdivisions that have HOAs.

City Attorney Eick explained under the fair housing act, the HOA may need to make accommodations.

Alternate Member Greenwood asked if properties could have multiple residents. In response, City Attorney Eick stated they could.

Additionally, Alternate Member Greenwood asked how many people can be at a particular address.

[2] Exhibit B: PowerPoint Ordinance 12-2025

City Attorney Eick stated the reasonable accommodation would have to go through a review process.

A discussion on reasonable accommodation was held.

City Attorney Eick clarified reasonable accommodation is only applicable to residents with disabilities or originations that specialize in disabilities.

Board Member Stewart asked if reasonable accommodation requests would come before the Planning and Zoning board.

City Attorney Eick explained the bill and that there should be as few public hearings as possible for privacy reasons.

Board member Chabot inquired who manages overseeing residents.

Ms. Webster clarified it would be a staff member at a recovery clinic.

* **MOTION BY CHAIR PARK; SECONDED BY BOARD MEMBER STEWART TO APPROVE ORDINANCE 12-2025.**

AYES: PARK, ANDERSON, SENGEL, JONES, WHEELER, FINDLAY, STEWART, CHABOT, MILHOAN

MOTION PASSED UNANIMOUSLY (9-0)

V. Tree Board:

Alternate Member Greenwood spoke about oak trees.

VI. Open Discussion:

VII. Other Business:

Board member Milhoan introduced herself.

Chair Park expressed a Happy Holiday to everyone.

VIII. Next Meeting Date: Wednesday, January 7, 2025, at 6:00pm, at 65 Stone Street in Cocoa, FL

IX. Adjournment:

* **MOTION BY CHAIR PARK; SECONDED BY BOARD MEMBER WHEELER TO ADJOURN THE MEETING.**

AYES: PARK, ANDERSON, WHEELER, FINDLAY, STEWART, CHABOT, SENGEL, JONES, MILHOAN

MOTION PASSED UNANIMOUSLY (9-0)

MEETING ADJOURNED AT 6:51 PM.

_____
Wesley Park, Chairperson

Respectfully Submitted By:

_____
Breanna Earley, Recording Secretary

PLANNING & ZONING AGENDA ITEM

Memo Date:	03/24/2026
Agenda Date:	4/1/2026
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Jennifer Webster, Senior Planner
Requested Action:	Request Board nominate and elect a Chairperson and Vice Chairperson for the Planning & Zoning Board.

BACKGROUND:
Each year the board nominates and elects a new Chairperson and Vice Chairperson.

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
None

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Request Board nominate and elect a Chairperson and Vice Chairperson for the Planning & Zoning Board.

PLANNING & ZONING AGENDA ITEM

Memo Date:	03/17/2026
Agenda Date:	4/1/2026
Prepared By:	Lucilene Ribeiro, Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Request to postpone to a date certain of May 6, 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 May 6, 2026, the next regular Planning and Zoning Board 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 Board postpone consideration of this item to the next May 6th Planning and Zoning 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

Publication Cost:	$418.07	
Tax Amount:	$0.00	
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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

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PLANNING & ZONING AGENDA ITEM

Memo Date:	03/17/2026
Agenda Date:	4/1/2026
Prepared By:	Erika Hughes
Through:	Stockton Whitten, City Manager
Requested Action:	Request to postpone to a date certain of May 6, 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 May 6, 2026, the next regular Planning and Zoning Board 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 Board postpone consideration of this item to the next May 6th Planning and Zoning 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

Publication Cost:	$418.07	
Tax Amount:	$0.00	
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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.

PLANNING & ZONING AGENDA ITEM

Memo Date:	03/20/2026
Agenda Date:	4/1/2026
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" 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 in consideration of Ordinance 01-2026, a request to annex these properties into the City of Cocoa.

The Annexation request does not require Planning and Zoning Board approval. However, it requires two hearings before City Council. The first hearing is scheduled for April 14th 2026; the 2nd hearing is tentatively scheduled for April 28th, 2026. The applicant has requested to seek the Planning and Zoning Board's recommendation of APPROVAL of the Rezone and CPA to City Council, *prior* to presenting their Annexation request before City Council. Although staff is not requesting approval of the Annexation before the Board, the request for the CPA will be presented in context with the Annexation as they are directly related.

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.

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 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. If annexed into the City of Cocoa, the area would be in 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 7 and 8 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. 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.

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 Residential-4 (RES4) 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. 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 area's industrial character and supports orderly, compatible development without creating land use conflicts.

(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:

None.

RECOMMENDED MOTION:

Staff requests that the Planning and Zoning Board recommend that the 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

9. Property Owner Information: ** Check here if same as Applicant* → ☐ **additional property owner sheet attached*

** 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 _____ 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

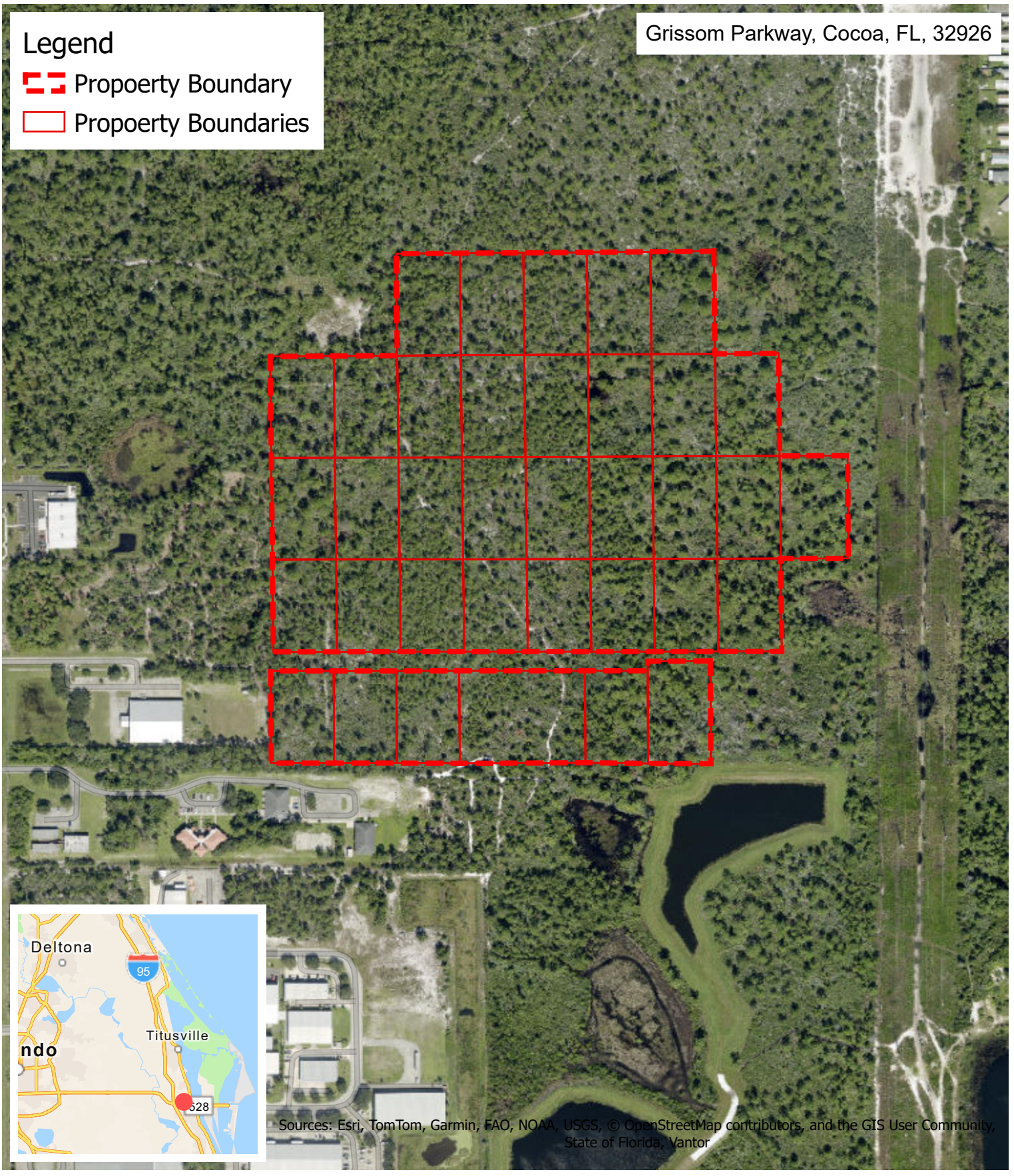
Fee of $ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

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

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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.

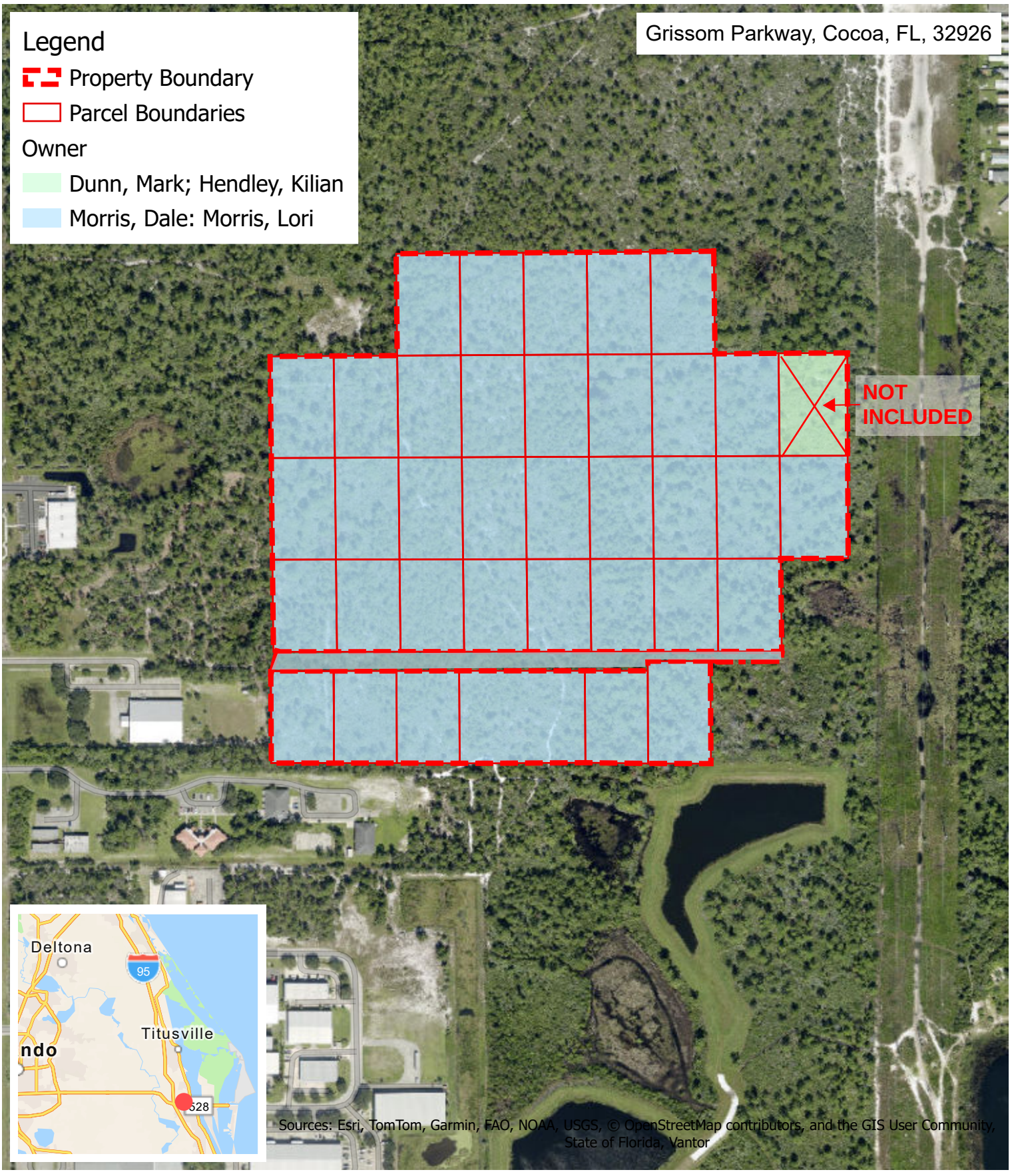
Signature of Notary Public

Stamp or Seal

Personally known: ☑

OR Produced Identification: ☐

Type of Identification Produced: _____



KPMFranklin
6300 Hazeltine National Drive, Suite 118
Orlando, Florida 32822
Office (407) 410-8624 | www.kpmfranklin.com

Grissom Pkwy Cocoa Site

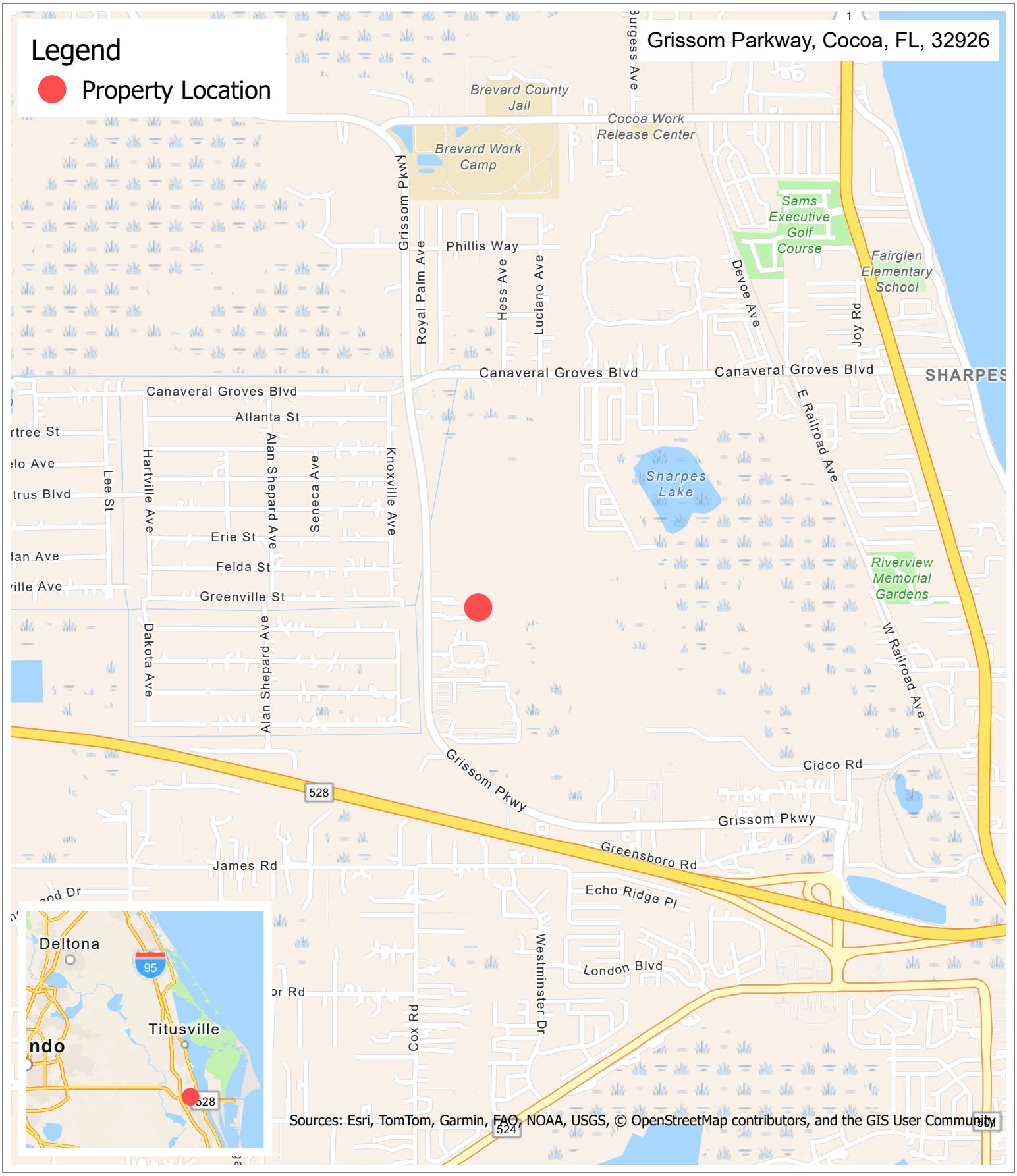
Brevard County, Florida

2024 Aerial Map

FIGURE - A2 | Nov 19, 2025

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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

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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 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.

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 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.

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.

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

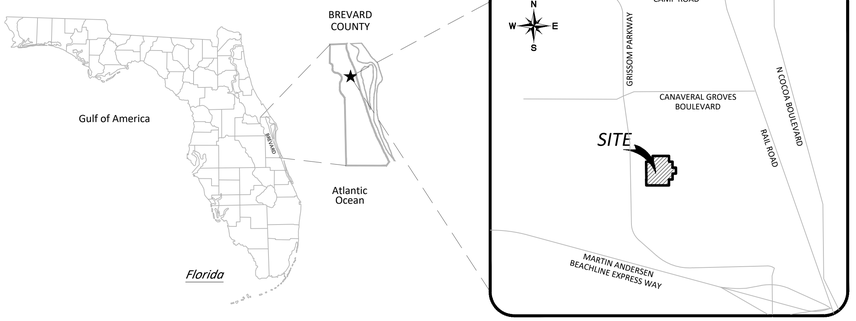
THE EAST 173 FEET OF THE WEST 1414 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO 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.

*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:

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, 1211.10 FEET; THENCE, DEPARTING SAID SOUTH LINE NORTH 0°44'52" WEST, 316.89 FEET TO THE CENTER 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 CENTER LINE NORTH 88°00'24" EAST, 7.99 FEET, TO A 5/8" IRON ROD AND CAP "LB 6544"; THENCE DEPARTING SAID CENTER LINE NORTH 0°43'30" WEST, 949.94 FEET TO A 5/8" IRON ROD & 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, NORTH 89°55'46"WEST, 181.96 FEET TO A POINT SITUATE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 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 A 5/8" IRON ROD AND CAP "KPMF LB 6605"; 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, 316.15 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°57'51" WEST, 194.97 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47" EAST, 317.15 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2,044,745 SQUARE FEET, 46.94 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 SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR. **(SHOWN ON MAP OF SURVEY)**

SCHEDULE B-II ITEMS:

CHICAGO TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NUMBER: 27908
COMMITMENT DATE: OCTOBER 22, 2025 @ 11:00 AM

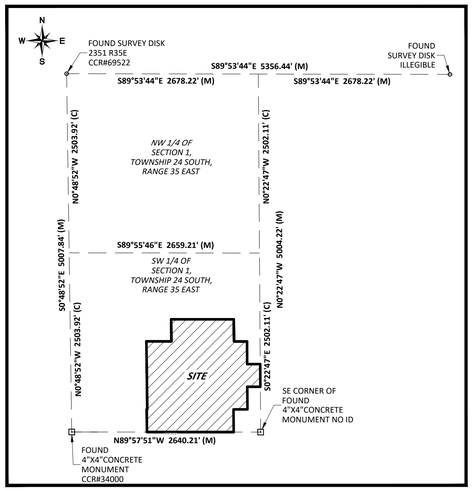
1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF

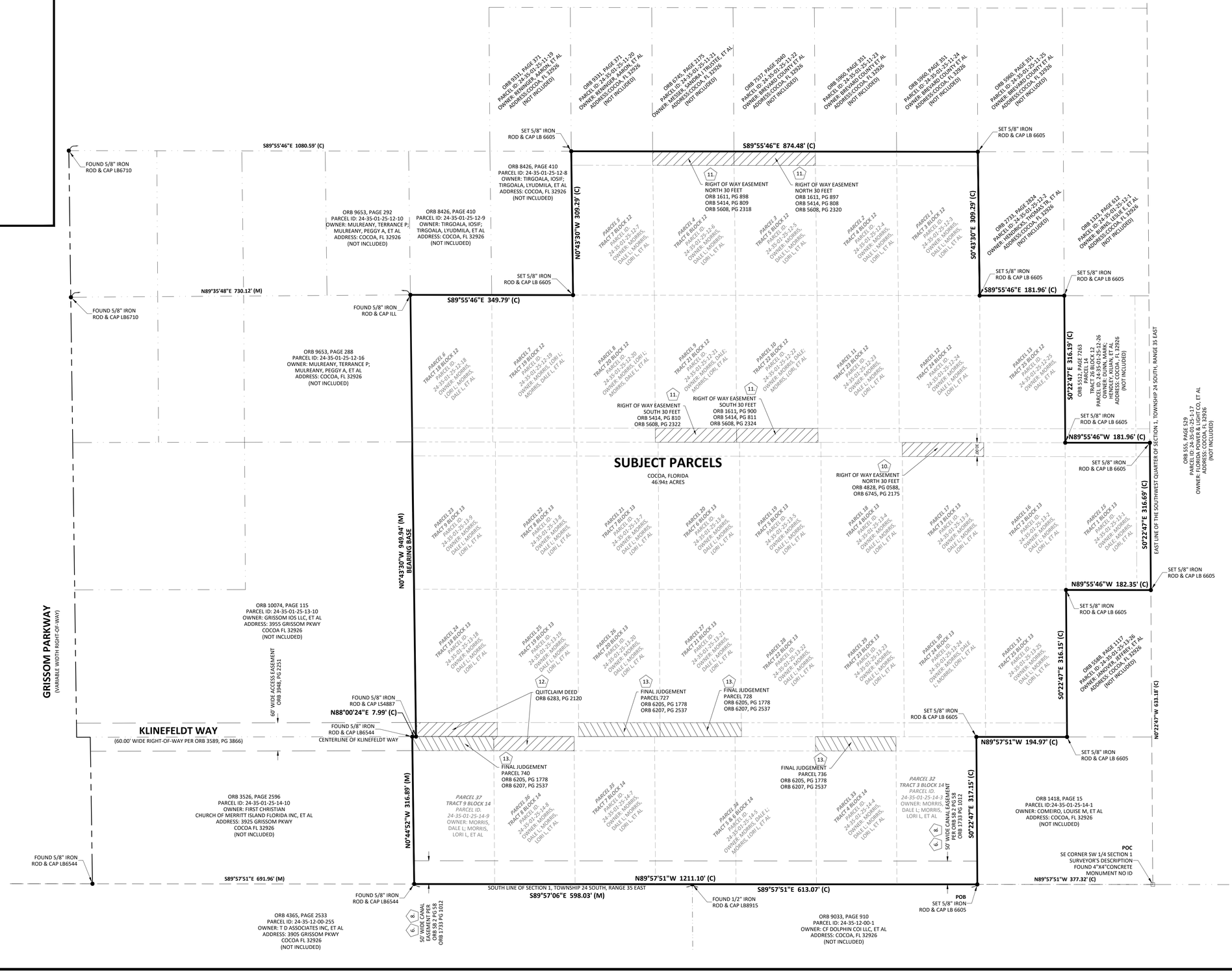
A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

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.

GRAPHIC SCALE
IN FEET
1 INCH = 100 FEET

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:	
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REV NO.	DATE	
10	DATE:	
9	DATE:	
8	DATE:	
7	DATE:	
6	DATE:	
5	DATE:	
4	DATE:	REVISED INTERIOR PARCEL DISPLAY
3	DATE: 1-27-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
2	DATE: 1-22-26	UPDATED LEGAL DESCRIPTION
1	DATE: 1-21-26	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

IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

DATE:	11-20-2025
JOB NO:	25-0290.001
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REV:	5

S:\GEOSPATIAL & LAND SURVEYING\25-0290.001 GRISSOM PARKWAY, COCOA, FL\DWG (SURVEY)\25-0290.001 GRISSOM PARKWAY, COCOA, FL ALTA-TOPO.DWG — 2/4/2026 5:40 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

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: BRIARD, JEFFREY
ADDRESS:COCOA, FL 32926
(NOT INCLUDED)

ORB 5960, PAGE 351
PARCEL ID: 24-35-01-25-12-23
OWNER: BRIARD COUNTY ET AL
ADDRESS:COCOA, FL 32926
(NOT INCLUDED)

ORB 5960, PAGE 351
PARCEL ID: 24-35-01-25-12-24
OWNER: BRIARD 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: 24-35-01-25-12-3
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
LESS AND EXCEPT TRACT 13
PARCEL ID: 24-35-01-25-32-26
OWNER: DUNN, MARK;
HARRIS, MELISSA, ET AL
ADDRESS: COCOA, FL 32926
(NOT INCLUDED)

ORB 555, PAGE 529
PARCEL ID: 24-35-01-25-1-17
OWNER: FLORIDA POWER & LIGHT CO, ET AL
ADDRESS: COCOA, FL 32926
(NOT INCLUDED)

SUBJECT PARCELS

COCOA, FLORIDA
46.94± ACRES

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

MES

KLINEFELDT WAY
(60.00' WIDE RIGHT-OF-WAY PER ORB 3589, PG 3866)

CATCH BASIN
TOP GRATE EL=31.98'

CONCRETE DRIVEWAY

CONCRETE SIDEWALK

ASPHALT ROADWAY

ORB 5588, PAGE 1117
PARCEL ID: 24-35-01-25-12-26
OWNER: JANOVOB, 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)

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, COCOA, FL ALTA-TOPO.DWG - 2/4/2026 5:40 PM

KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS
222 CHURCH STREET
KISSIMMEE, FL 32741
PHONE (407)846-1216
COA 32059 LB 6605

REV NO.	DATE	
8		
7		
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5		
4		
3		
2		
1		

REV NO.	DATE	
10		
9		
8		
7		
6		
5	2-4-26	REVISED INTERIOR PARCEL DISPLAY
4	1-27-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
3	1-22-26	UPDATED LEGAL DESCRIPTION
2	1-21-26	ADDED TREE SAMPLE AREAS
1	12-15-25	BOUNDARY MODIFICATION, ADDED TOPOGRAPHIC DATA

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

GRISSOM PARKWAY, COCOA, FL

CAUTION
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IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

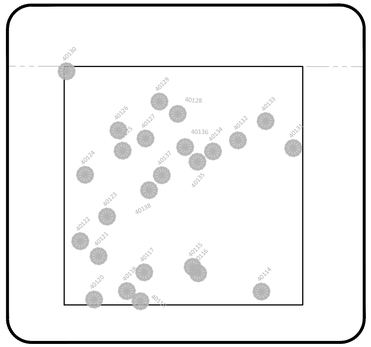
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JOB NO:	25-0290.001
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DRAWN:	AR
APPROVED:	MWH
SHEET NO:	3 OF 4
REV:	5

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

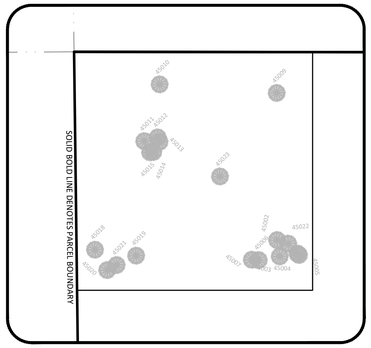
NOT VALID WITHOUT ALL SHEETS



TREE SAMPLE AREA 1

1 INCH = 30 FEET

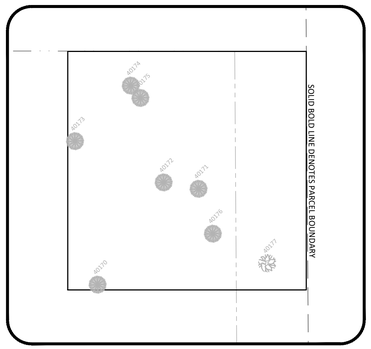
TREE SAMPLE AREA 1		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40114	PINE TREE	6
40115	PINE TREE	7
40116	PINE TREE	6
40117	PINE TREE	7
40118	PINE TREE	6
40119	PINE TREE	6
40120	PINE TREE	6
40121	PINE TREE	6
40122	PINE TREE	6
40123	PINE TREE	7
40124	PINE TREE	6
40125	PINE TREE	7
40126	PINE TREE	6
40127	PINE 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

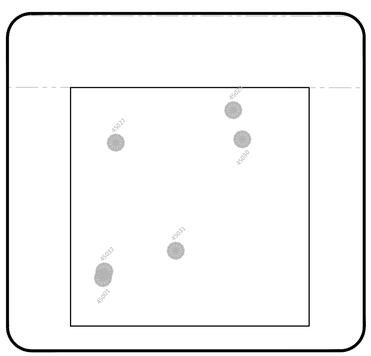
TREE SAMPLE AREA 2		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
45002	PINE TREE	6
45003	PINE TREE	8
45004	PINE TREE	10
45005	PINE TREE	6
45006	PINE TREE	10
45007	PINE TREE	10
45009	PINE TREE	8
45010	PINE TREE	10
45011	PINE TREE	12
45012	PINE TREE	8
45013	PINE TREE	6
45014	PINE TREE	10
45015	PINE TREE	8
45018	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

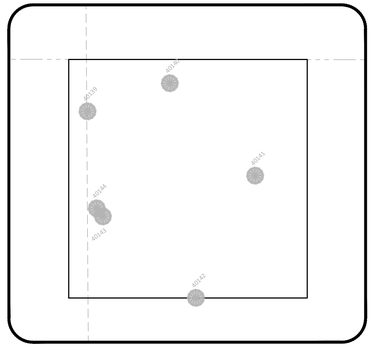


TREE SAMPLE AREA 4

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

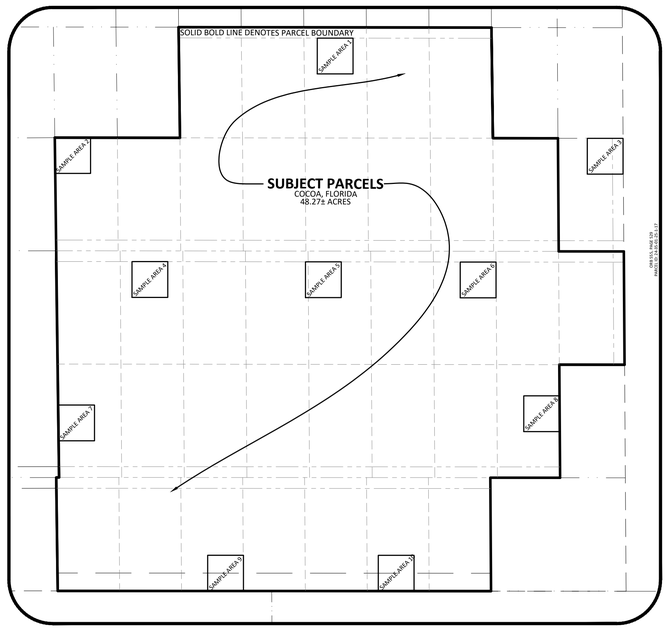
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TREE SAMPLE AREA 5

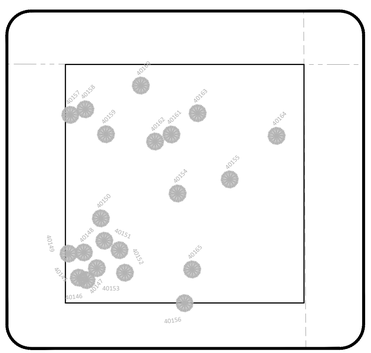
1 INCH = 30 FEET

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

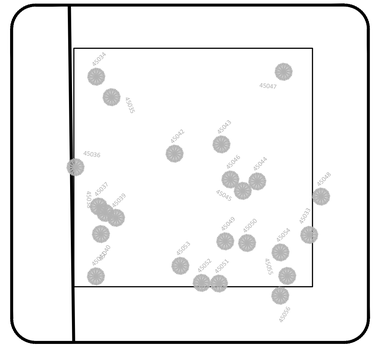
NOT TO SCALE



TREE SAMPLE AREA 6

1 INCH = 30 FEET

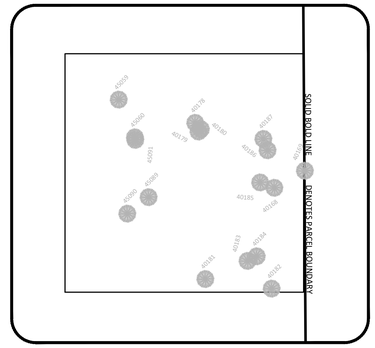
TREE SAMPLE AREA 6		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40145	PINE TREE	12
40146	PINE TREE	8
40147	PINE TREE	14
40148	PINE TREE	8
40149	PINE TREE	7
40150	PINE TREE	6
40151	PINE TREE	8
40152	PINE TREE	8
40153	PINE TREE	10
40154	PINE TREE	7
40155	PINE TREE	12
40156	PINE TREE	16
40157	PINE TREE	12
40158	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

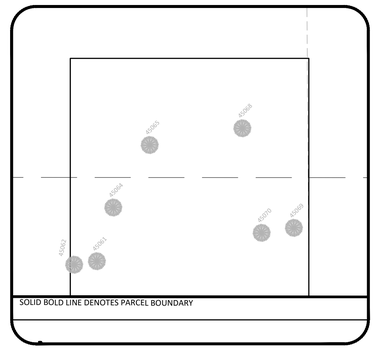
TREE SAMPLE AREA 7		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
45033	PINE TREE	10
45034	PINE TREE	6
45035	PINE TREE	6
45036	PINE TREE	10
45037	PINE TREE	12
45038	PINE TREE	8
45039	PINE TREE	6
45040	PINE TREE	10
45041	PINE TREE	12
45042	PINE TREE	10
45043	PINE TREE	10
45044	PINE TREE	12
45045	PINE TREE	6
45046	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

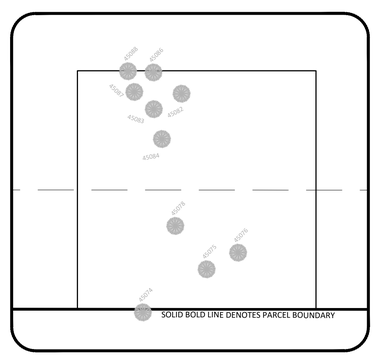
TREE SAMPLE AREA 8		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40168	PINE TREE	12
40169	PINE TREE	12
40178	PINE TREE	12
40179	PINE TREE	8
40180	PINE TREE	6
40181	PINE TREE	12
40182	PINE TREE	8
40183	PINE TREE	12
40184	PINE TREE	24
40185	PINE TREE	12
40186	PINE TREE	12
40187	PINE TREE	14
45059	PINE TREE	12
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:	
5	DATE:	
4	DATE:	
3	DATE:	
2	DATE:	
1	DATE:	

REV NO.	DATE	
10	DATE:	
9	DATE:	
8	DATE:	
7	DATE:	
6	DATE:	
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: 25-0290.001
DESIGN:
DRAWN: AR
APPROVED: MWH
SHEET NO: 4 OF 4
REV: 5

S:\GEOSPATIAL & LAND SURVEY\NSV\25-0290.001 GRISSOM PARKWAY, COCOA, FL\DWG (SURVEY)\25-0290.001 GRISSOM PARKWAY, COCOA, FL ALTA-TOPO.DWG - 2/4/2026 5:40 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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C. Facilities Impact 5

D. Environmental Impact 6

E. Consistency With City Comprehensive Plan 7

F. City's Ability To Provide Adequate Public Facilities And Maintain Adopted LOS 7

G. Compatibiltiy With Surrounding Land Uses 8

H. Impact On Other Provisions 9

I. Conclusion 9

LIST OF APPENDICES

Appendix A1 – Location Map

Appendix A2 – Aerial Map

Appendix A3 – Future Land Use Map

Appendix A4 – Zoning Map

Appendix A5 – Soils Map

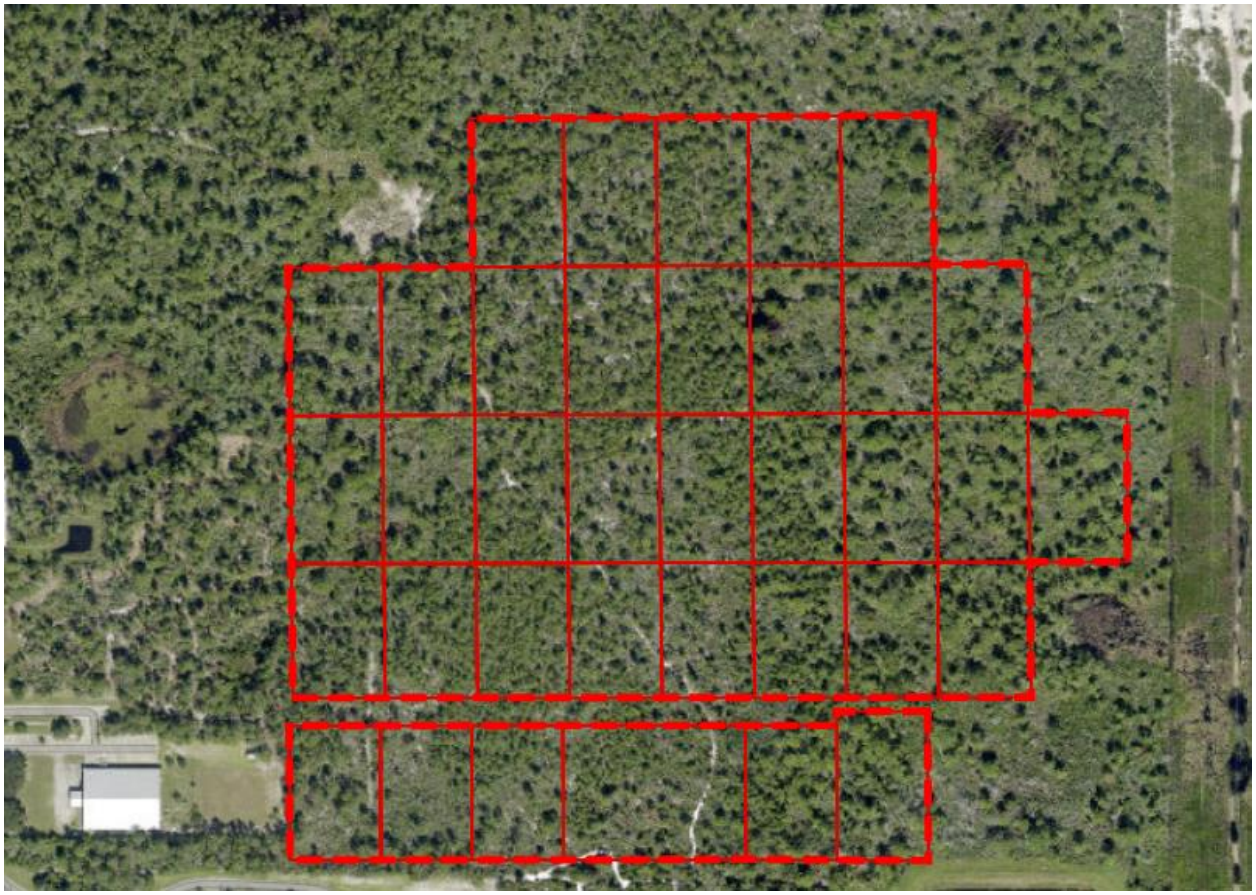
Appendix A6 – Wetland Map

Appendix A7 – Topo Map

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

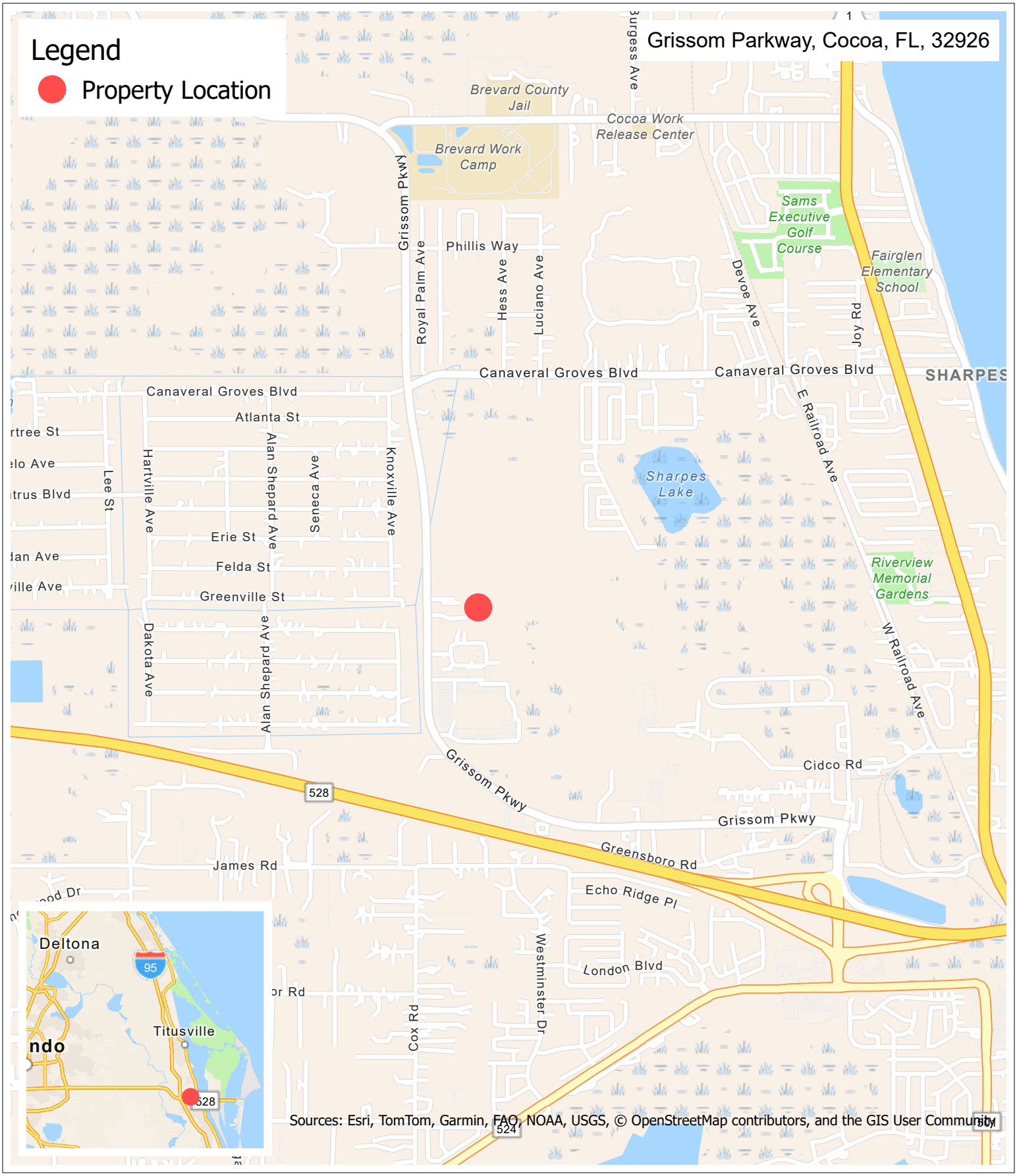
permitted under the current RES-4 designation. A Phase I Environmental Site Assessment will be provided with the Site Development Plan to ensure continued environmental due diligence.

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

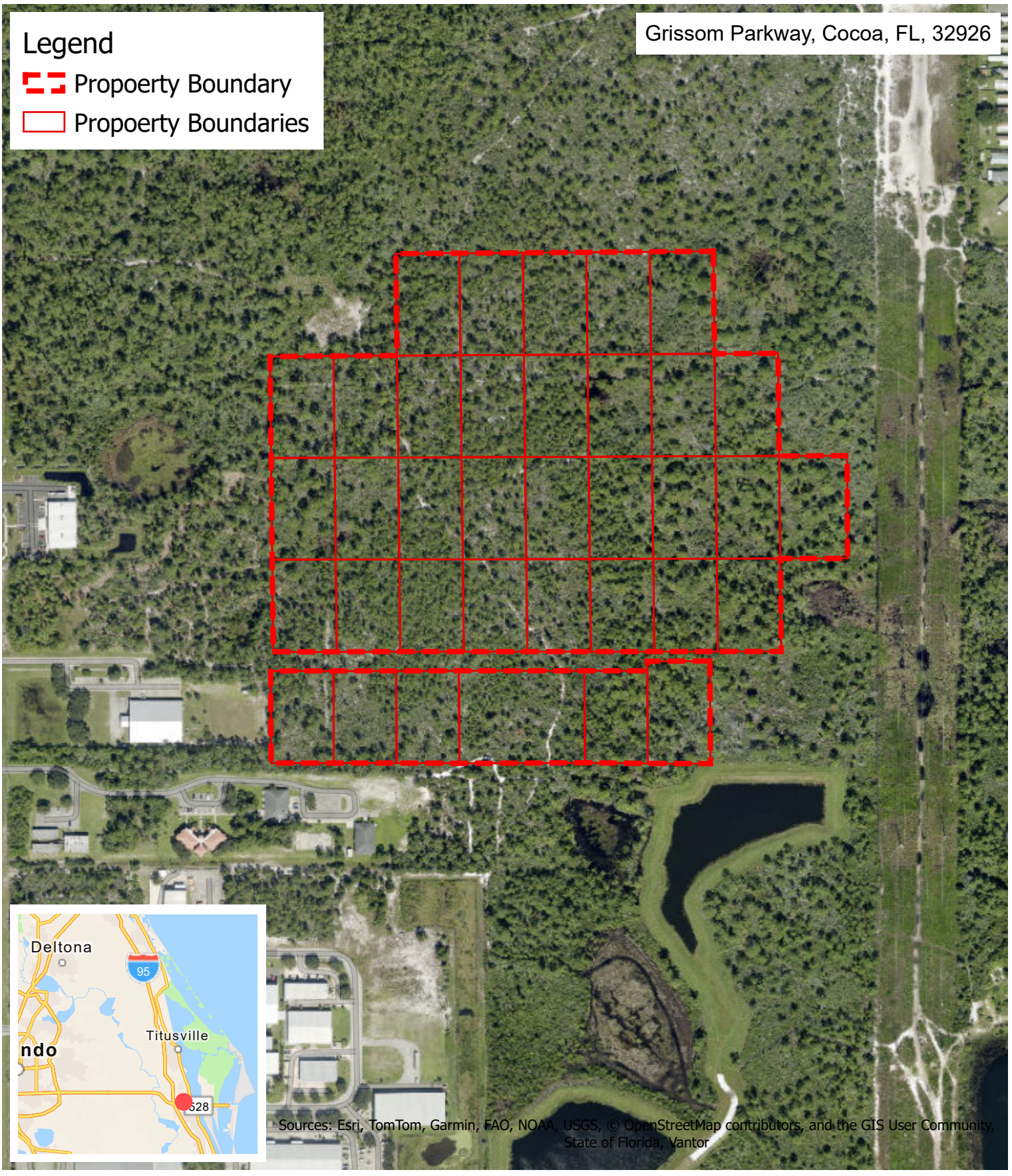
Brevard County, Florida

Location Map

FIGURE - A1 | Mar 26, 2026

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Grissom Pkwy Cocoa Site

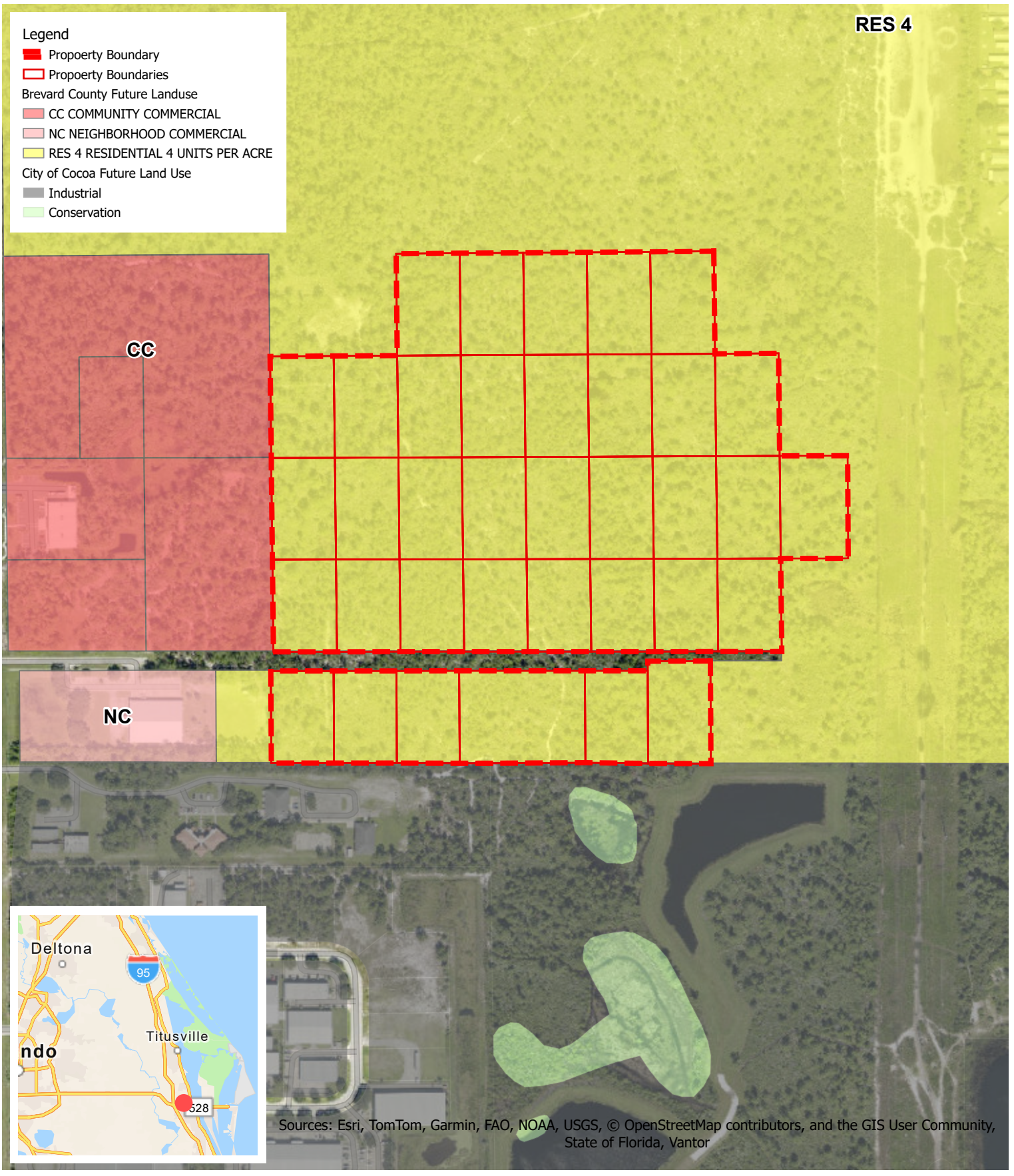
Brevard County, Florida

2024 Aerial Map

FIGURE - A2 | Mar 26, 2026

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Grissom Pkwy Cocoa Site

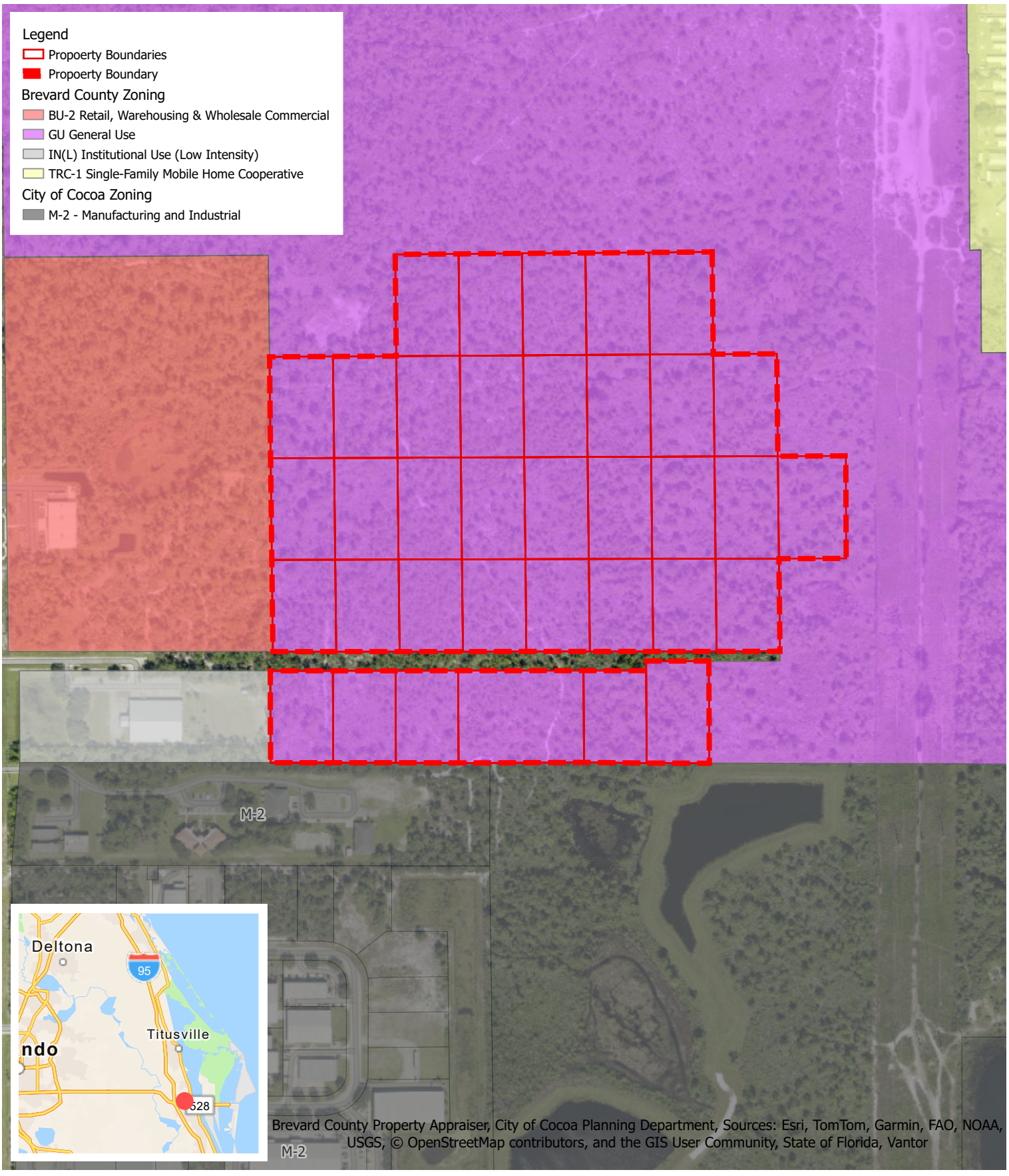
Brevard County, Florida

Future Land Use Map

FIGURE - A3 | Mar 26, 2026

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Grissom Pkwy Cocoa Site

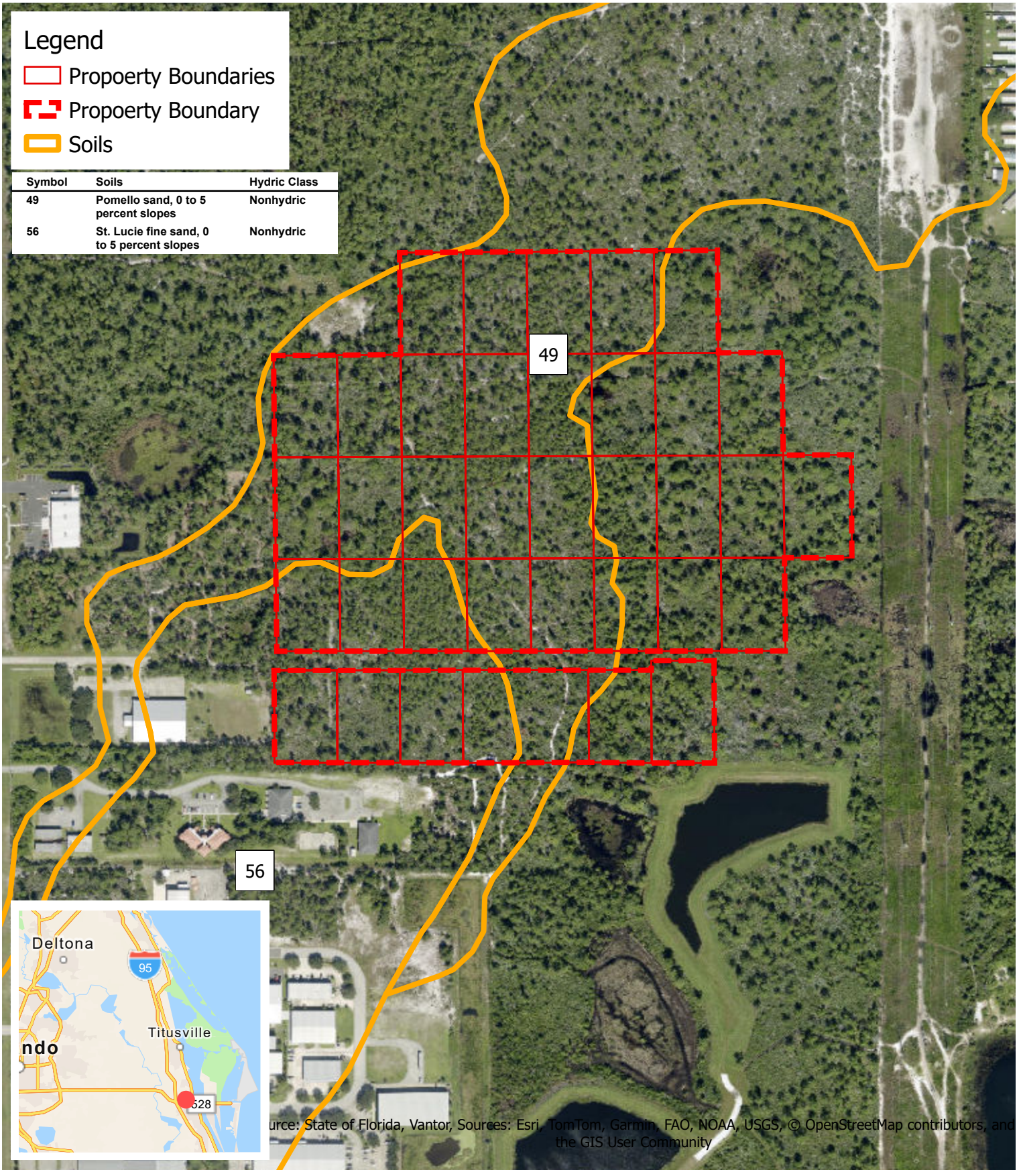
Brevard County, Florida

Zoning Map

FIGURE - A4 | Mar 26, 2026

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Grissom Pkwy Cocoa Site

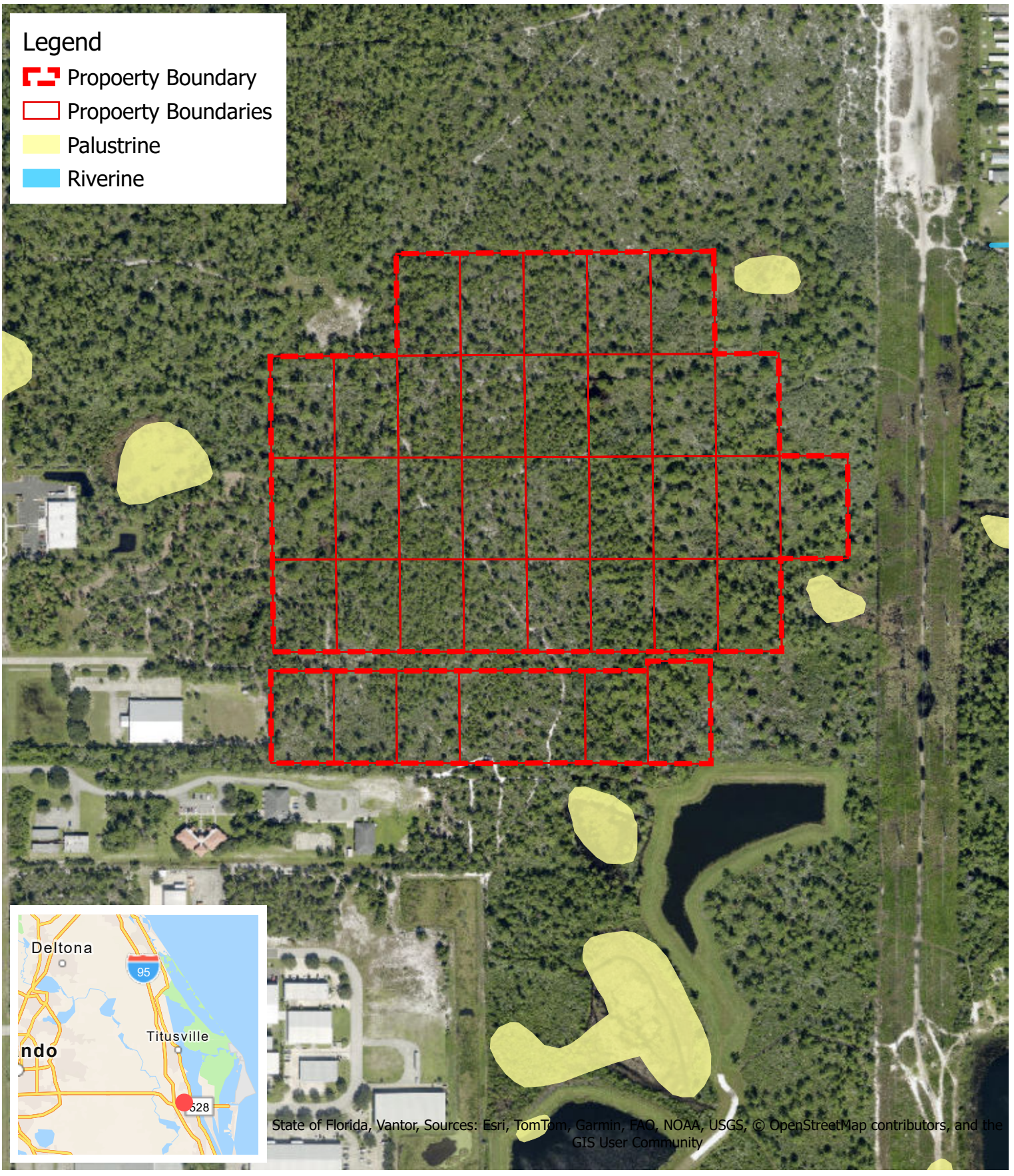
Brevard County, Florida

NRCS Soils Map

FIGURE - A5 | Mar 26, 2026

N
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Grissom Pkwy Cocoa Site

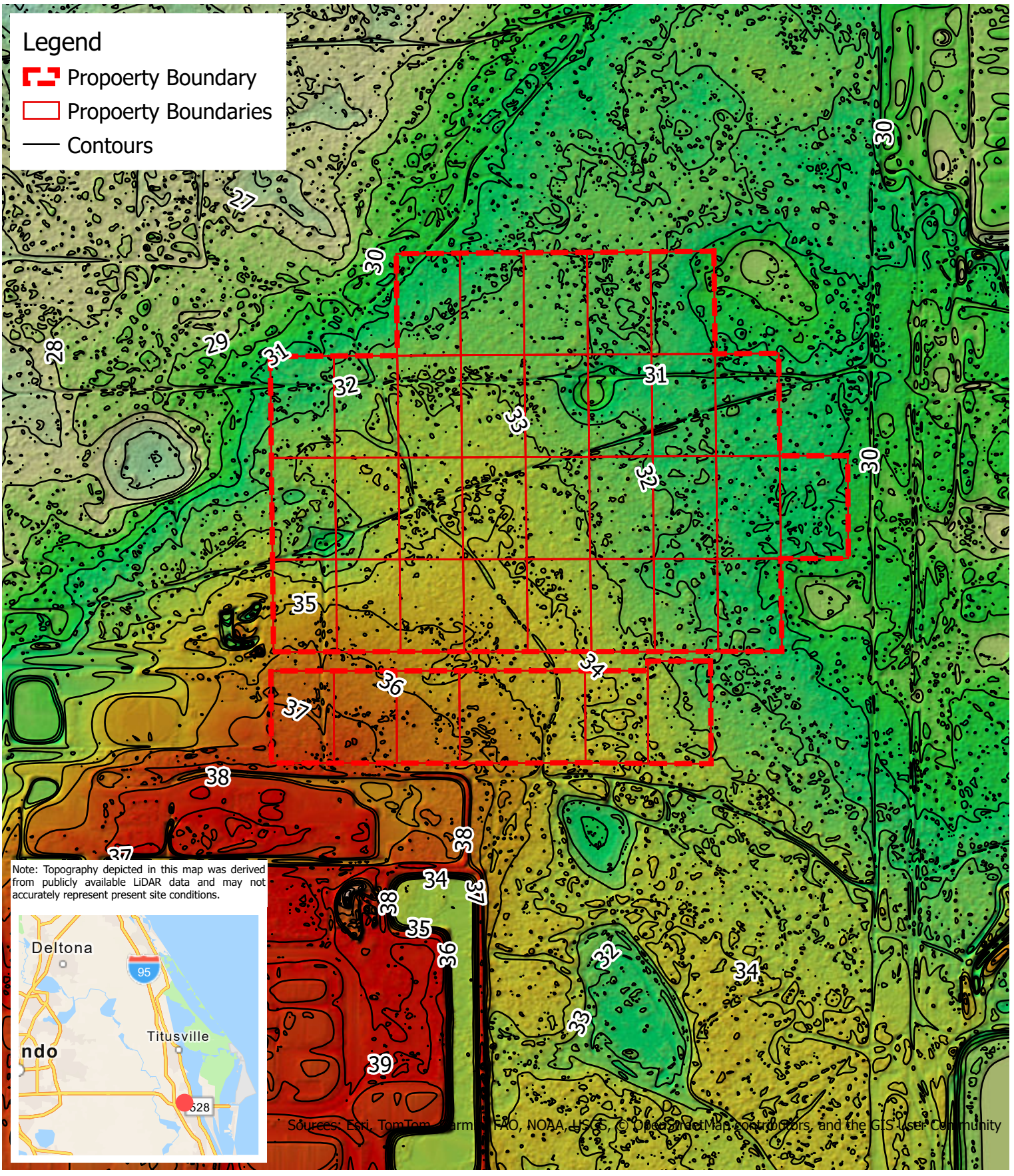
Brevard County, Florida

National Wetland Inventory

FIGURE - A6 | Mar 26, 2026

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Grissom Pkwy Cocoa Site

Brevard County, Florida

2018 Topographic Map

FIGURE - A7 | Mar 26, 2026

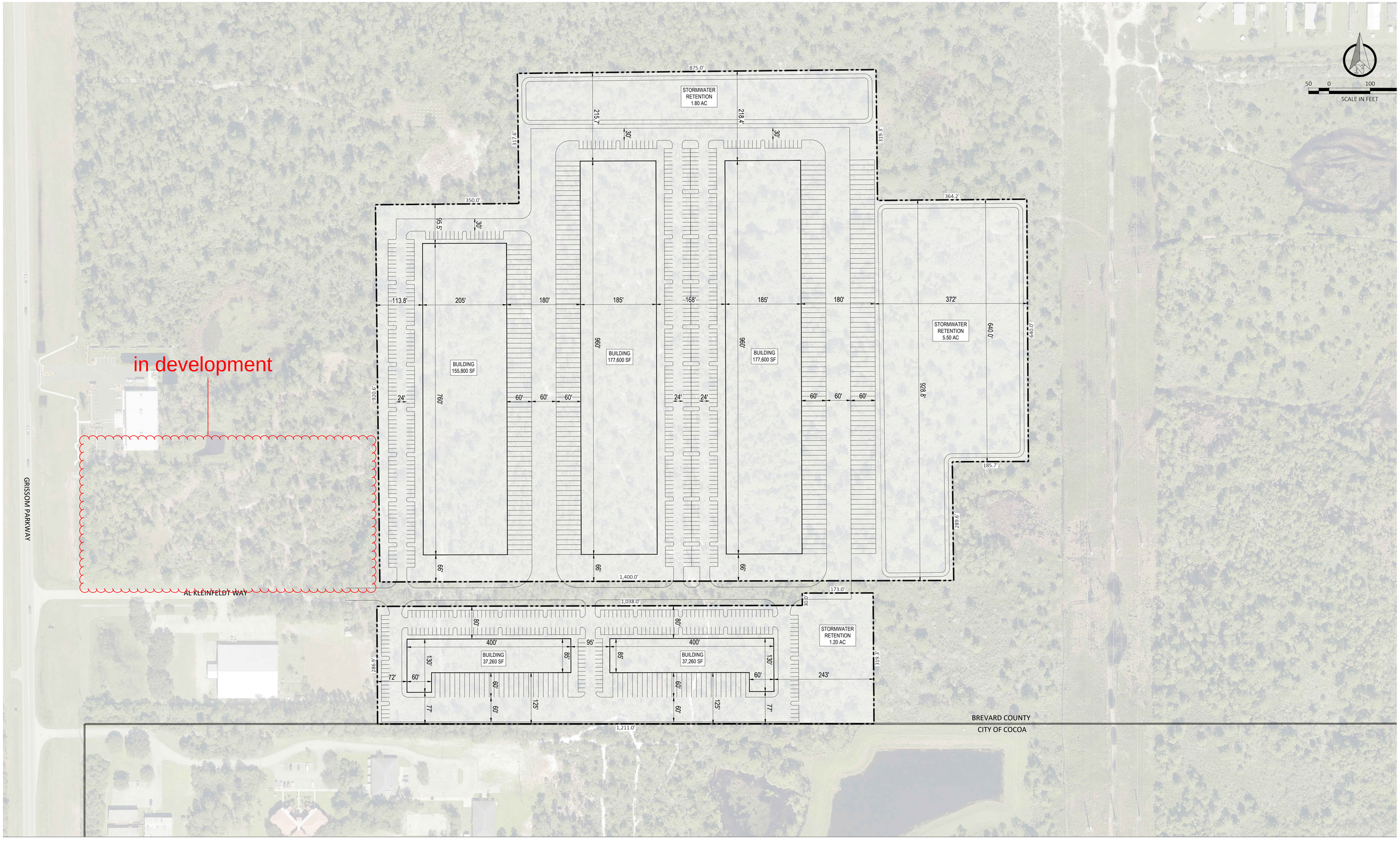
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Appendix B

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


641






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.

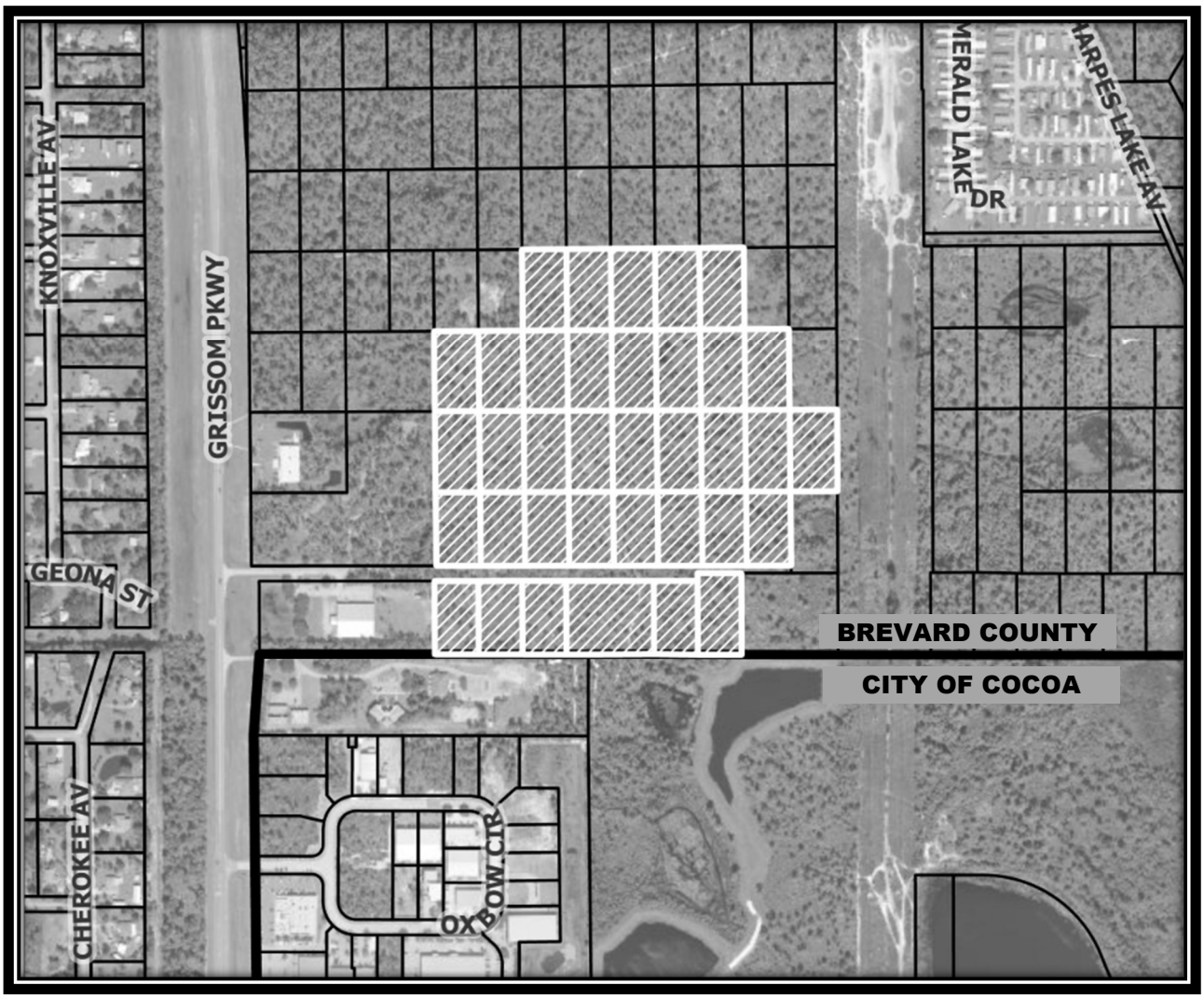
TOGETHER WITH:

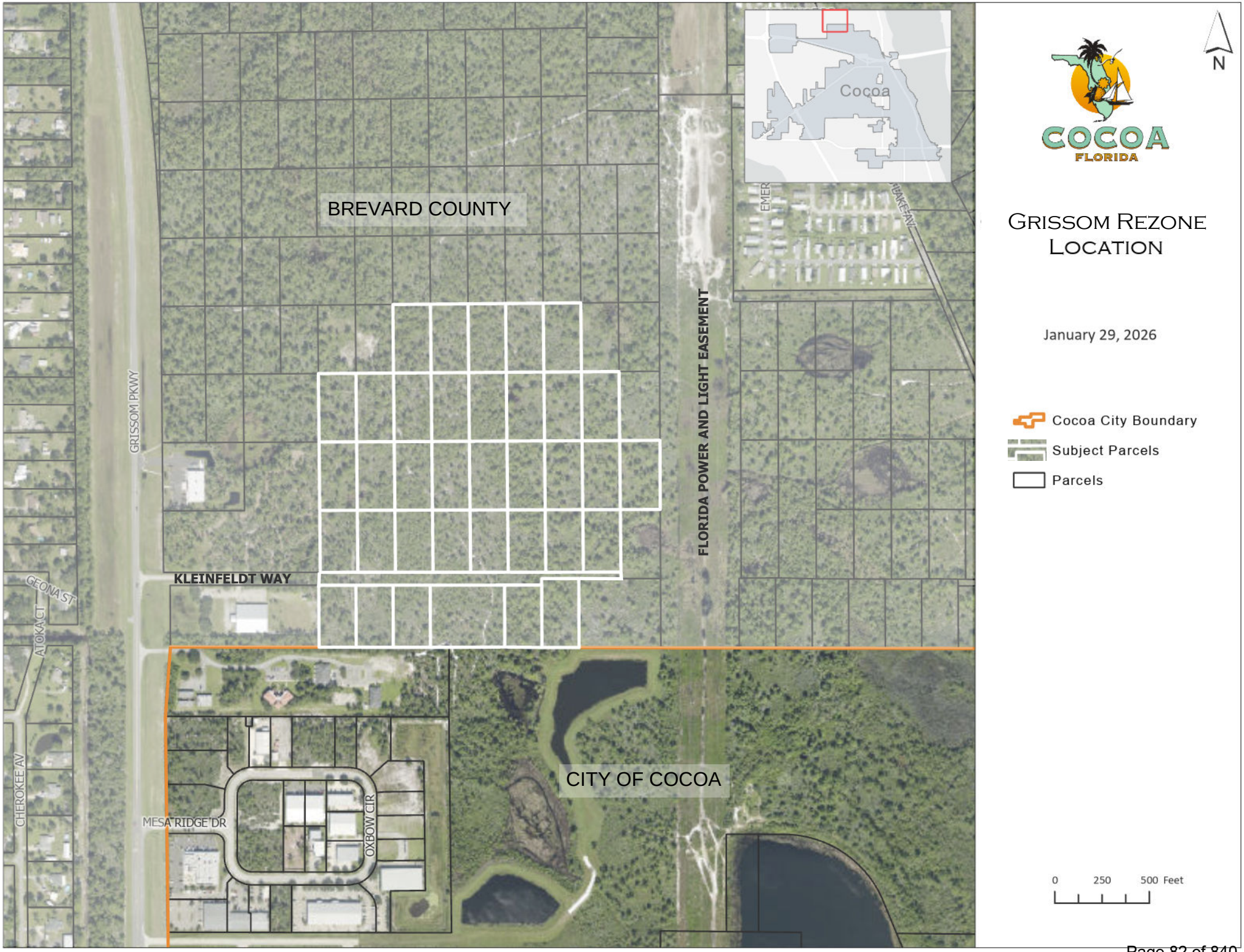
PARCEL B

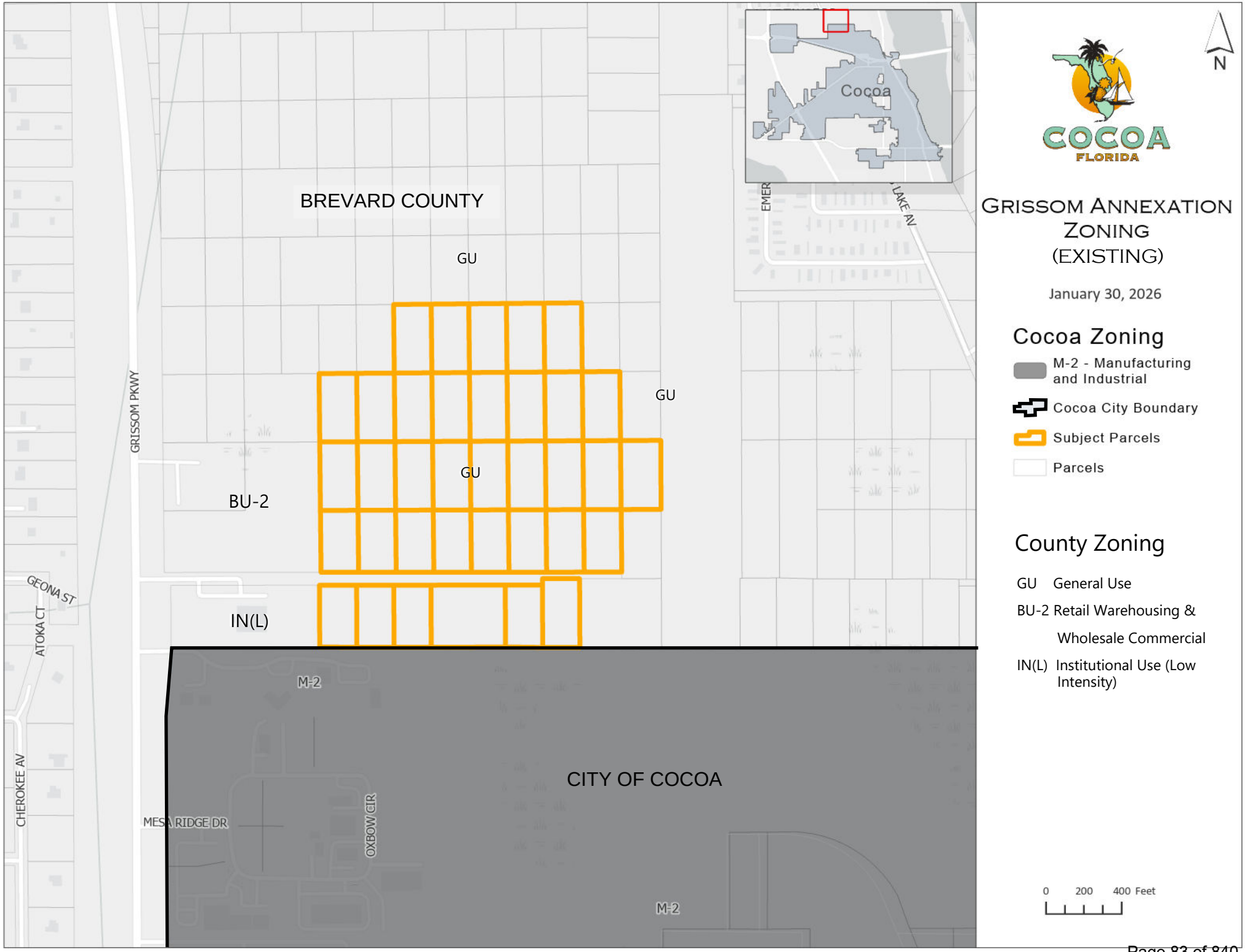
COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 1, NORTH 89°57'51" WEST, 377.32 FEET, TO THE **POINT OF BEGINNING**; THENCE, CONTINUING ALONG SAID SOUTH LINE NORTH 89°57'51" WEST, 1,211.10 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.**

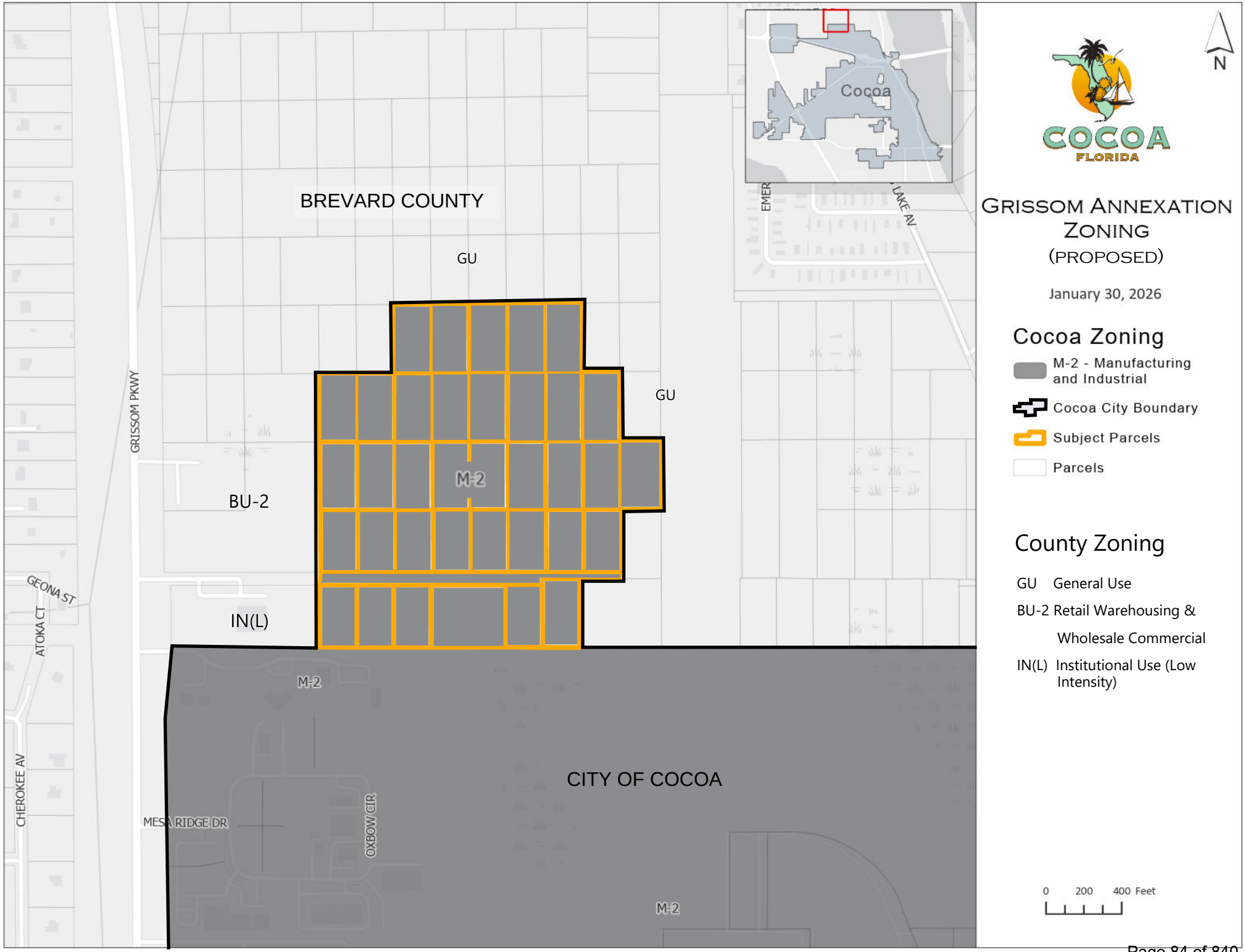
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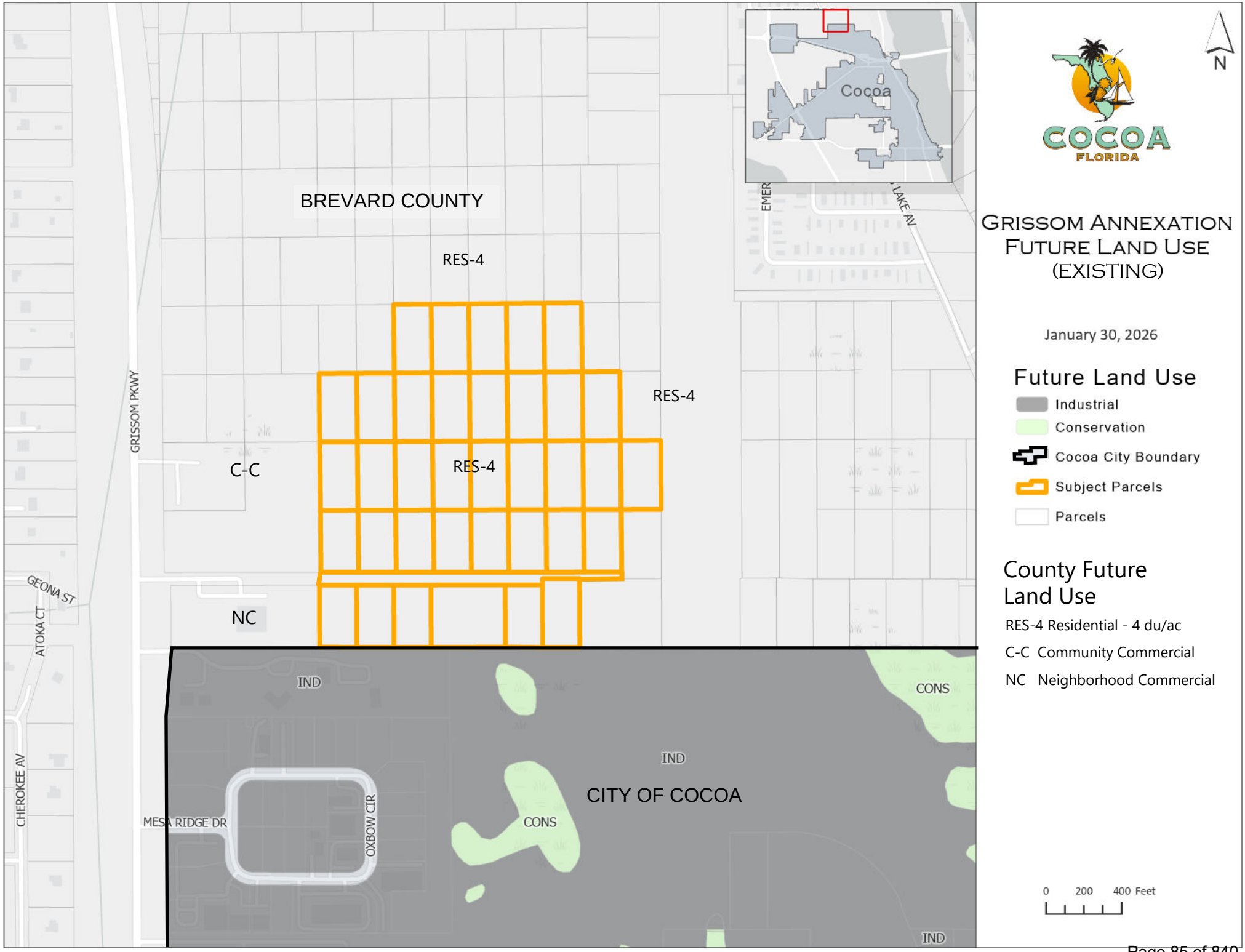
DEPICTION(S)

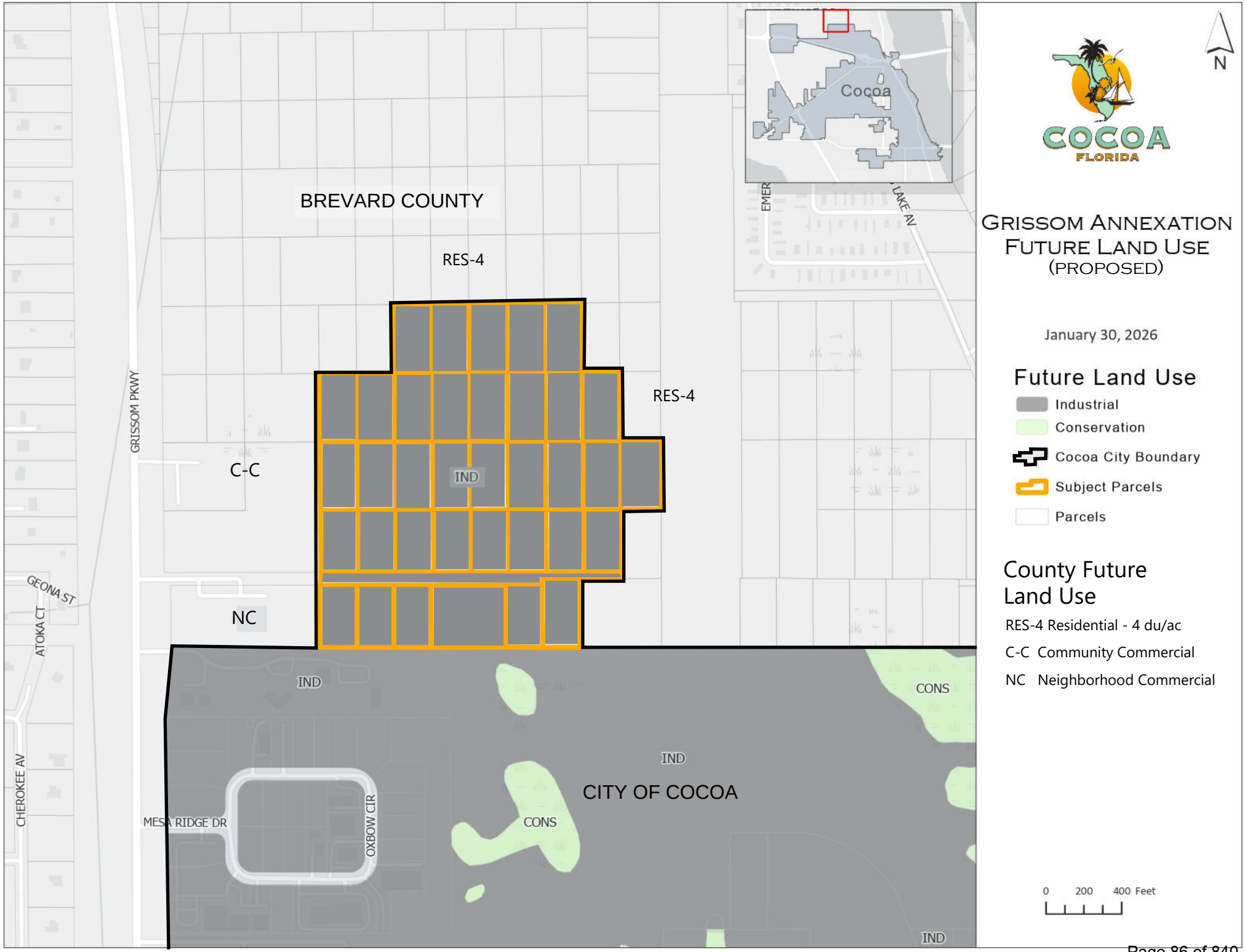

KNOXVILLE AV
GRISSOM PKWY
GEONA ST
CHEROKEE AV
OX BOW CIR
MERALD LAKE DR
HARPES LAKE AV
BREVARD COUNTY
CITY OF COCOA


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
N
COCOA
FLORIDA
GRISSOM REZONE
LOCATION
January 29, 2026
Cocoa City Boundary
Subject Parcels
Parcels
0
250
500 Feet


BREVARD COUNTY
CITY OF COCOA
GU
GU
GU
BU-2
IN(L)
M-2
M-2
GRISSOM PKWY
GEONA ST
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CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
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LAKE AV
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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
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M-2
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IN(L)
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M-2
CITY OF COCOA
GRISSOM PKWY
GEONA ST
ATOKA CT
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MESA RIDGE DR
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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
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COCOA
FLORIDA
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


BREVARD COUNTY
RES-4
RES-4
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CITY OF COCOA
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GRISSOM ANNEXATION
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(PROPOSED)
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

USA TODAY CO.

PO Box 631244 Cincinnati, OH 45263-1244

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

Publication Cost:	$747.20		
Tax Amount:	$0.00		
Payment Cost:	$747.20		
Order No:	12161404	# of Copies:	
Customer No:	1127247	1	
PO #:			

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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.

PLANNING & ZONING AGENDA ITEM

Memo Date:	03/20/2026
Agenda Date:	4/1/2026
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 "GU" to City of Cocoa "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 "GU (General Use)" to City of Cocoa "M-2 (Manufacturing and Industrial)". This Zoning Map Amendment request (Rezone) 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" to City of Cocoa "Industrial", AND in consideration of Ordinance 01-2026, a request to annex these properties into the City of Cocoa.

The Annexation request does not require Planning and Zoning Board approval. However, it requires two hearings before City Council. The first hearing is scheduled for April 14th 2026; the 2nd hearing is tentatively scheduled for April 28th, 2026. The applicant has requested to seek the Planning and Zoning Board's recommendation of APPROVAL of the Rezone and CPA to City Council, prior to presenting their Annexation request before City Council. Although staff is not requesting approval of the Annexation before the Board, the request for the Rezone will be presented in context with the Annexation as they are directly related.

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.

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. If annexed into the City of Cocoa, the area would be in 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 “M-2 Manufacturing and Industrial” 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:

None.

RECOMMENDED MOTION:

Staff requests that the Planning and Zoning Board recommend that the City Council **APPROVE, WITH CONDITIONS**, this Ordinance 03-2026, changing the zoning map designation of the real property from Brevard County “General Use” to City of Cocoa “M-2 (Manufacturing and Industrial 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.*

☐☐-☐☐-☐☐-☐☐-☐☐☐☐☐.☐-☐☐☐☐.☐☐

☐☐-☐☐-☐☐-☐☐-☐☐☐☐☐.☐-☐☐☐☐.☐☐

Tax Account Numbers: ** If more than two Tax Account #s, attach additional sheet with Tax Account #s.*

☐☐☐☐☐☐☐ ☐☐☐☐☐☐☐

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.

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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.

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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.

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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.

---

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

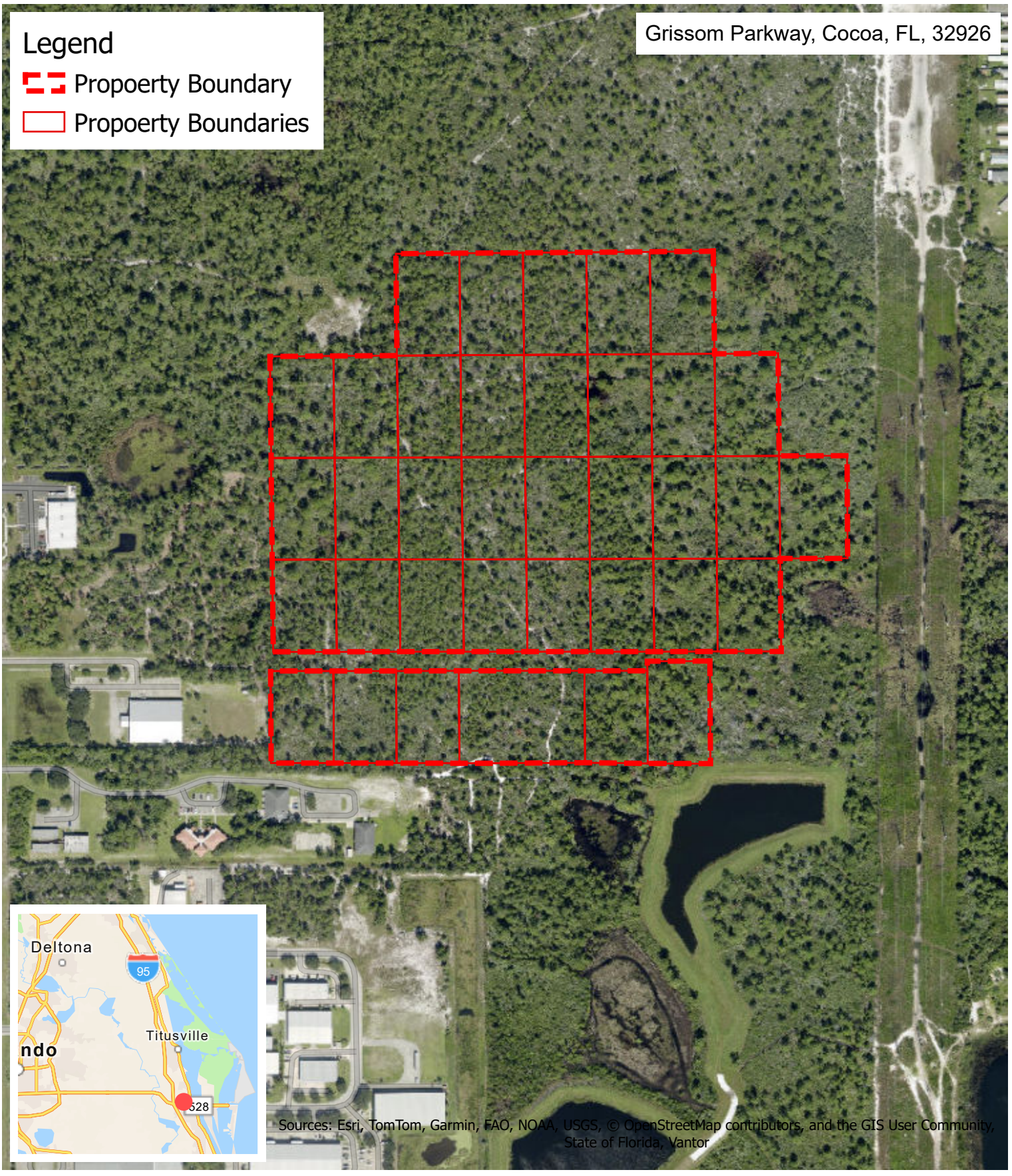
Fee of $ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

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

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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.

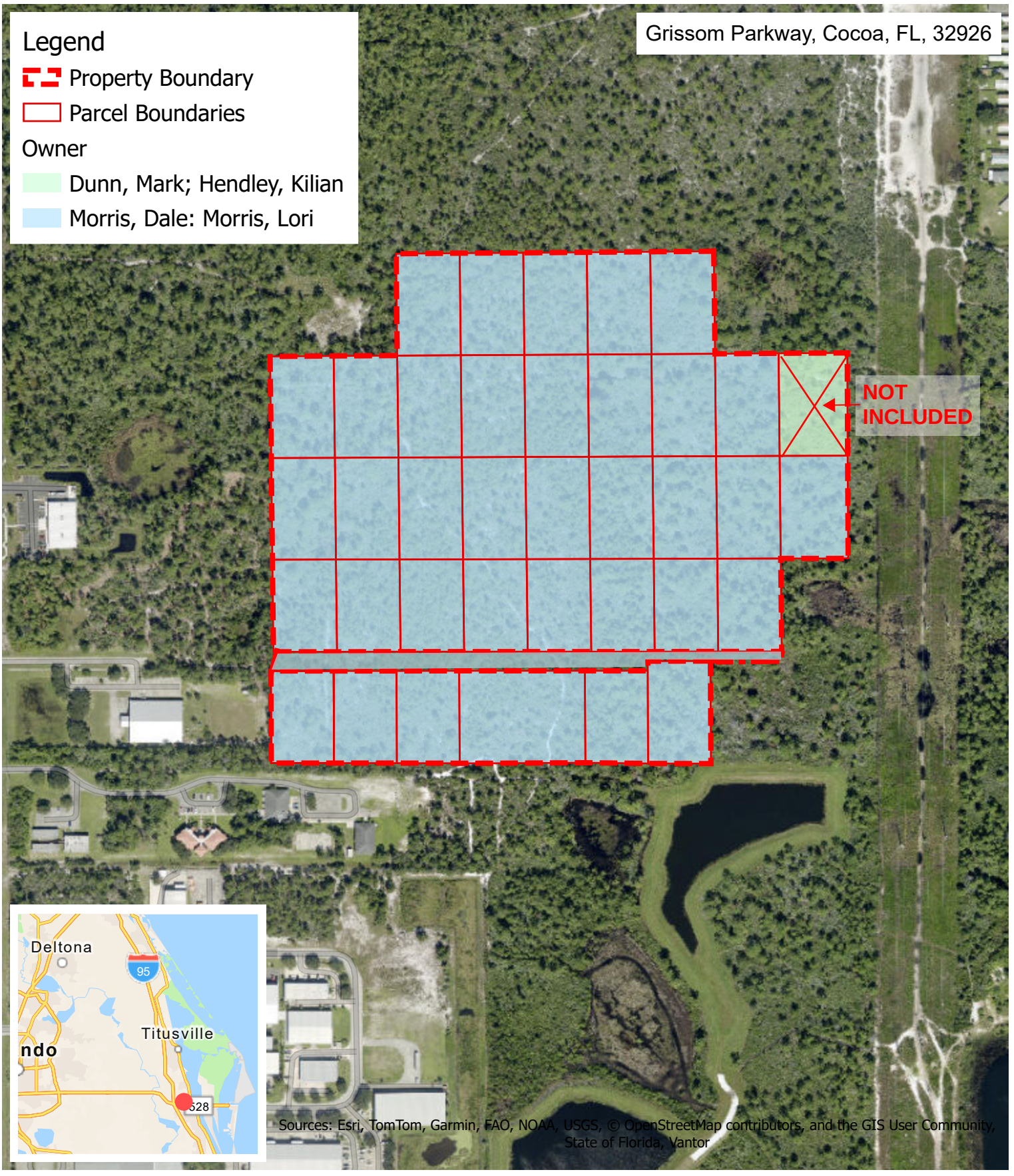
Signature of Notary Public

Stamp or Seal

Personally known: ☑

OR Produced Identification: ☐

Type of Identification Produced: _____



KPMFranklin
6300 Hazeltine National Drive, Suite 118
Orlando, Florida 32822
Office (407) 410-8624 | www.kpmfranklin.com

Grissom Pkwy Cocoa Site

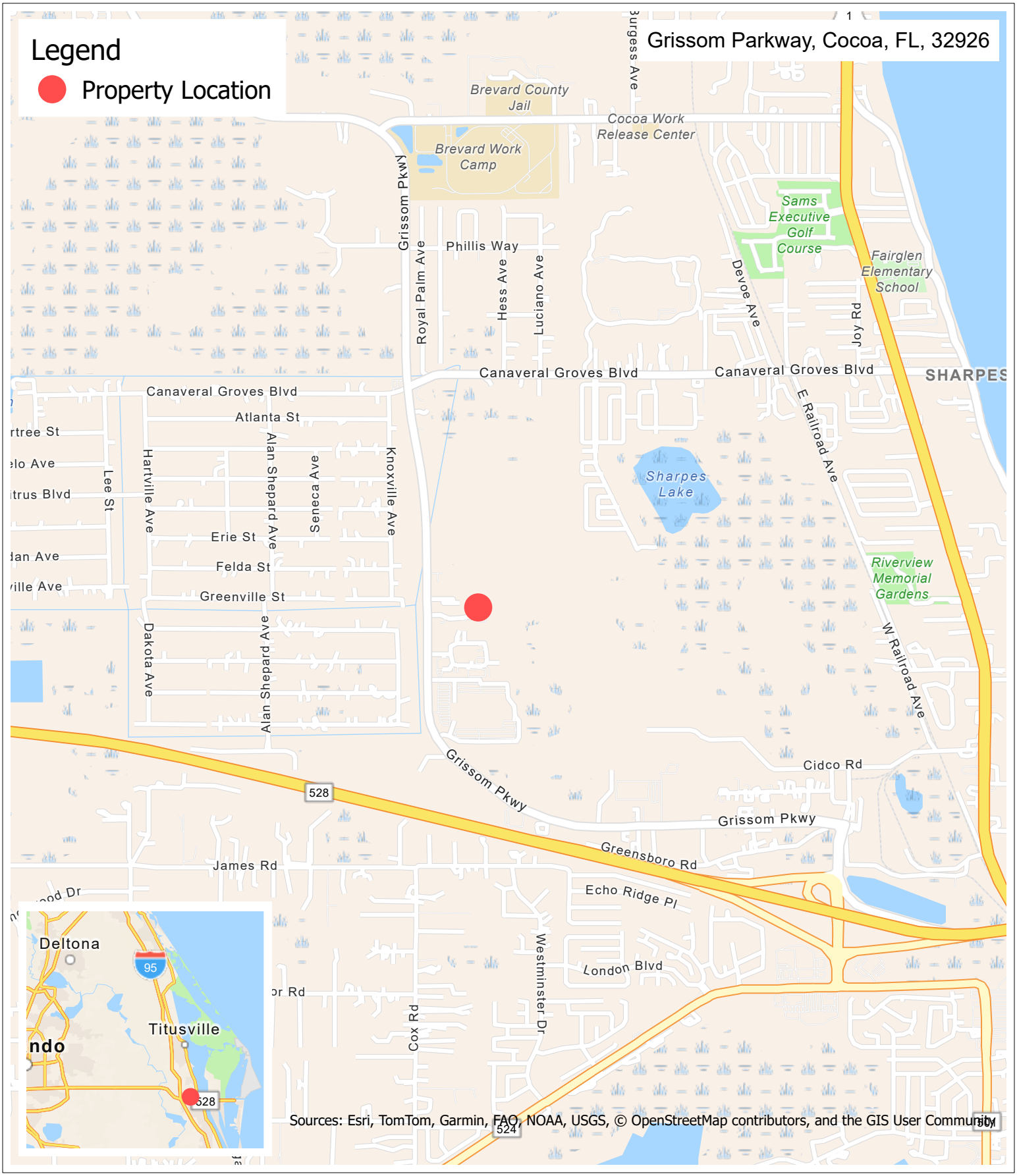
Brevard County, Florida

2024 Aerial Map

FIGURE - A2 | Nov 19, 2025

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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

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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 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.

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 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.

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 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

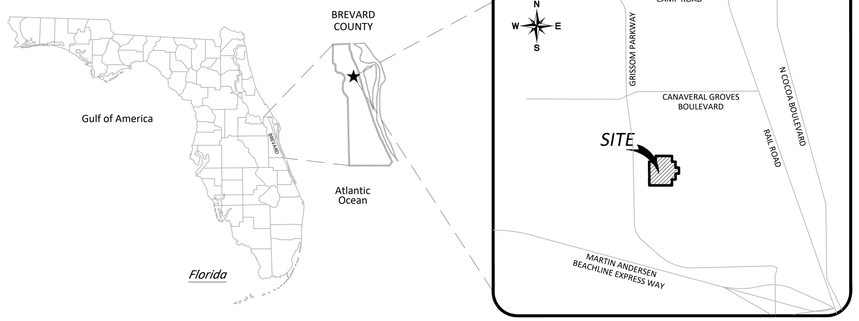
THE EAST 173 FEET OF THE WEST 1414 FEET OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LESS THE NORTH 30 FEET THEREOF OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130. SUBJECT TO AN EASEMENT OVER 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 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

SCHEDULE B-II ITEMS:

CHICAGO TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NUMBER: 27908
COMMITMENT DATE: OCTOBER 22, 2025 @ 11:00 AM

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. **(NONE KNOWN BY THIS SURVEYOR)**
2. TAXES AND ASSESSMENTS FOR THE YEAR 2026 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **(NOT A SURVEY MATTER)**
3. 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. **(NONE KNOWN BY THIS SURVEYOR)**
   B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **(NONE KNOWN BY THIS SURVEYOR)**
   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. **(NOT A SURVEY MATTER)**
   D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. **(NOT A SURVEY MATTER)**
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.
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. **(NONE KNOWN BY THIS SURVEYOR)**
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. **(AFFECTS, SHOWN ON MAP OF SURVEY)**
7. RIGHTS AND CONDITIONS OF INGRESS AND EGRESS BY MEANS OF WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1646, PAGE 130 (ALL PARCELS. **(AFFECTS, NOTHING GRAPHICAL TO DEPICT)**
8. SUBJECT TO DRAINAGE AND CANAL EASEMENT CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1733, PAGE 1012 (ALL PARCELS). **(AFFECTS, SHOWN ON MAP OF SURVEY)**
9. AFFIDAVIT REGARDING UNRECORDED MAP RECORDED IN OFFICIAL RECORDS BOOK 1899, PAGE 449 (ALL PARCELS). **(AFFECTS, NOTHING GRAPHICAL TO DEPICT)**
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 (PARCEL17). **(AFFECTS, SHOWN ON MAP OF SURVEY)**
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). **(AFFECTS, SHOWN ON MAP OF SURVEY)**
12. QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 6283, PAGE 2120 (AS TO PARCELS 24 AND 36). **(AFFECTS, SHOWN ON MAP OF SURVEY)**
13. FINAL JUDGMENT QUIETING TITLE RECORDED IN OFFICIAL RECORDS BOOK 6205, PAGE 1778 AND OFFICIAL RECORDS BOOK 6207, PAGE 2537 (AS TO PARCELS 26, 27, 33 37). **(AFFECTS, SHOWN ON MAP OF SURVEY)**
14. RIGHTS OF OTHERS TO USE THE WATERS OF ANY WATER BODY EXTENDING FROM THE INSURED LAND ONTO OTHER LANDS. **(NOT A SURVEY MATTER**
15. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED. **(NOT A SURVEY MATTER)**

ALTA/NSPS TABLE A ITEMS:

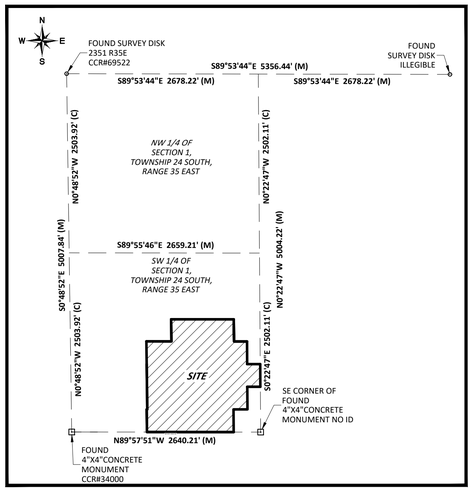
1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. **(SHOWN ON MAP OF SURVEY)**
2. ADDRESS(ES) OF THE SURVEYED PROPERTY 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.

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF

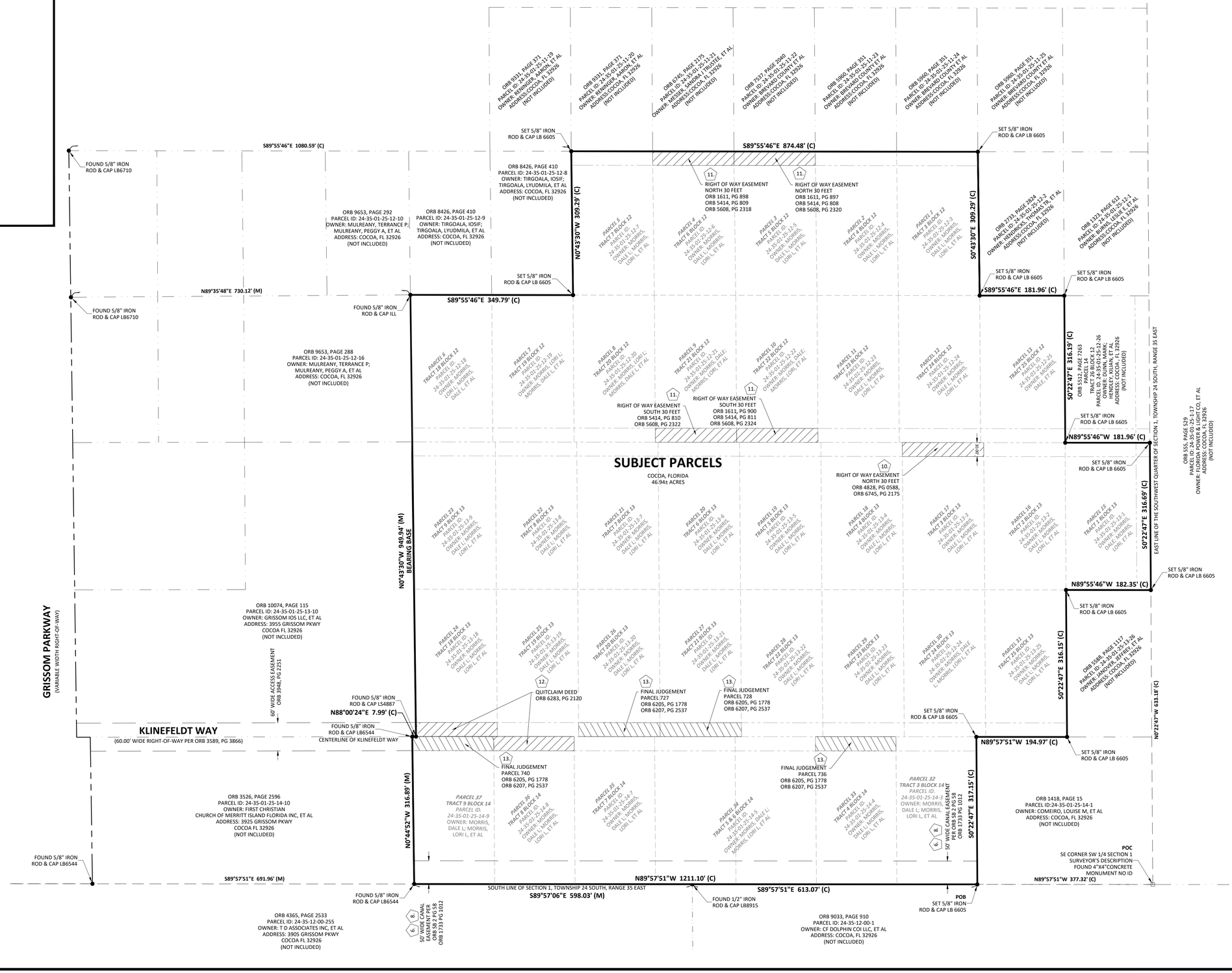
A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

NOT VALID WITHOUT ALL SHEETS



SECTION REFERENCE MAP

SCALE 1"=1000'



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.

KPMFranklin
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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		
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6		
5		
4	REVISED INTERIOR PARCEL DISPLAY	2-4-26
3	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION	1-27-26
2	UPDATED LEGAL DESCRIPTION	1-22-26
1	ADDED TREE SAMPLE AREAS	1-21-26
	BOUNDARY MODIFICATION, ADDED TOPOGRAPHIC DATA	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:	25-0290.001
SD:	
DESIGN:	
DRAWN:	AR
APPROVED:	MWH
SHEET NO:	2 OF 4
REV:	5

S:\GEOSPATIAL & LAND SURVEYING\25-0290.001 GRISSOM PARKWAY, COCOA, FL\DWG (SURVEY)\25-0290.001 GRISSOM PARKWAY, COCOA, FL ALTA-TOPO.DWG — 2/4/2026 5:40 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

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: BREVARD COUNTY ET AL
ADDRESS:COCOA, FL 32926
(NOT INCLUDED)

ORB 5960, PAGE 351
PARCEL ID: 24-35-01-25-12-23
OWNER: BREVARD COUNTY ET AL
ADDRESS:COCOA, FL 32926
(NOT INCLUDED)

ORB 5960, PAGE 351
PARCEL ID: 24-35-01-25-12-24
OWNER: BREVARD 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: 24-35-01-25-12-3
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 SIZE 5.12 AC)
PARCEL ID: 24-35-01-25-32-26
OWNER: DUNN, MARK;
HARRIS, MELISSA, ET AL
ADDRESS: COCOA, FL 32926
(NOT INCLUDED)

ORB 555, PAGE 529
PARCEL ID: 24-35-01-25-1-17
OWNER: FLORIDA POWER & LIGHT CO, ET AL
ADDRESS: COCOA, FL 32926
(NOT INCLUDED)

SUBJECT PARCELS

COCOA, FLORIDA
46.94± ACRES

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

MES

KLINEFELDT WAY
(60.00' WIDE RIGHT-OF-WAY PER ORB 3589, PG 3866)

CATCH BASIN
TOP GRATE EL=31.98'

CONCRETE DRIVEWAY

CONCRETE SIDEWALK

ASPHALT ROADWAY

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 5588, PAGE 1117
PARCEL ID: 24-35-01-25-12-26
OWNER: JANOVSKI, JEFREY, ET AL
ADDRESS: 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)

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, COCOA, FL ALTA-TOPO.DWG - 2/4/2026 5:40 PM

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COA 32059 LB 6605

REV NO.	DATE	
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REV NO.	DATE	
10		
9		
8		
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6		
5	2-4-26	REVISED INTERIOR PARCEL DISPLAY
4	1-27-26	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
3	1-22-26	UPDATED LEGAL DESCRIPTION
2	1-21-26	ADDED TREE SAMPLE AREAS
1	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

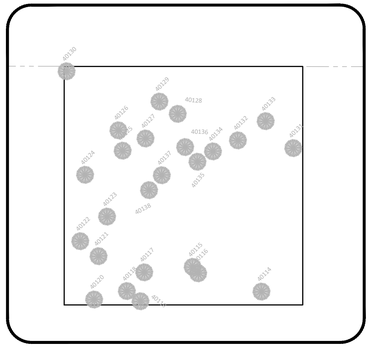
DATE:	11-20-2025
JOB NO: WO:	25-0290.001
DESIGN:	
DRAWN:	AR
APPROVED:	MWH
SHEET NO:	3 OF 4
REV:	5

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

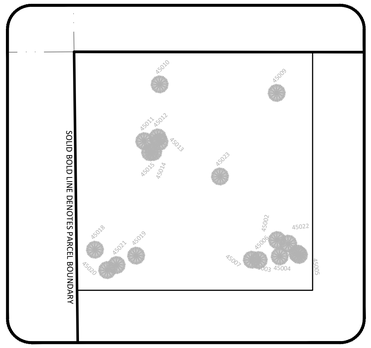
NOT VALID WITHOUT ALL SHEETS



TREE SAMPLE AREA 1

1 INCH = 30 FEET

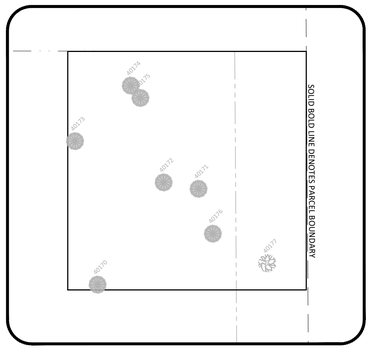
TREE SAMPLE AREA 1		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40114	PINE TREE	6
40115	PINE TREE	7
40116	PINE TREE	6
40117	PINE TREE	7
40118	PINE TREE	6
40119	PINE TREE	6
40120	PINE TREE	6
40121	PINE TREE	6
40122	PINE TREE	6
40123	PINE TREE	7
40124	PINE TREE	6
40125	PINE TREE	7
40126	PINE TREE	6
40127	PINE 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

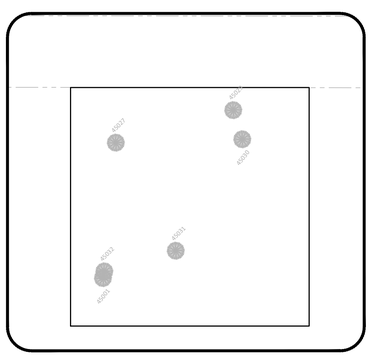
TREE SAMPLE AREA 2		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
45002	PINE TREE	6
45003	PINE TREE	8
45004	PINE TREE	10
45005	PINE TREE	6
45006	PINE TREE	10
45007	PINE TREE	10
45009	PINE TREE	8
45010	PINE TREE	10
45011	PINE TREE	12
45012	PINE TREE	8
45013	PINE TREE	6
45014	PINE TREE	10
45015	PINE TREE	8
45018	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

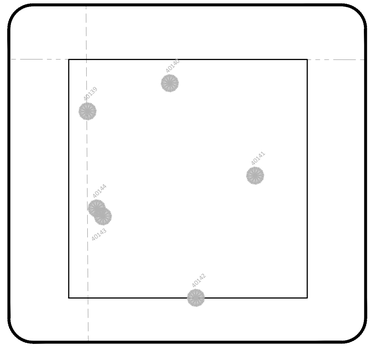


TREE SAMPLE AREA 4

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

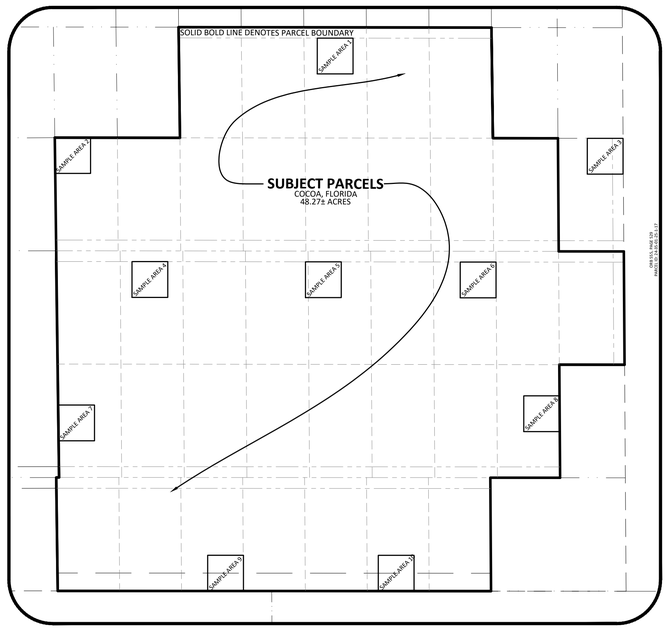
THIS SHEET IS PART OF A 4-SHEET SET AND IS NOT VALID WITHOUT ALL OTHER SHEETS OF THIS SET.



TREE SAMPLE AREA 5

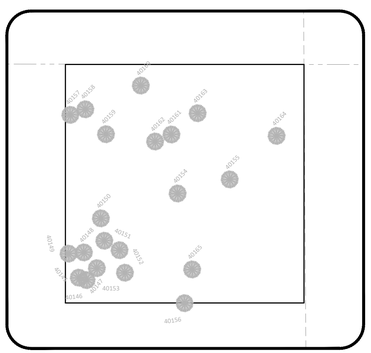
1 INCH = 30 FEET

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

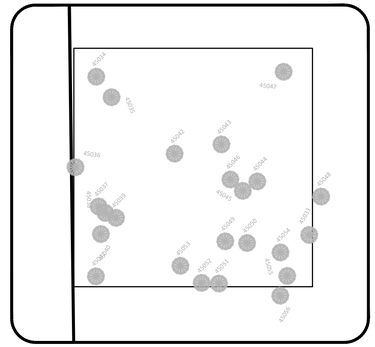
NOT TO SCALE



TREE SAMPLE AREA 6

1 INCH = 30 FEET

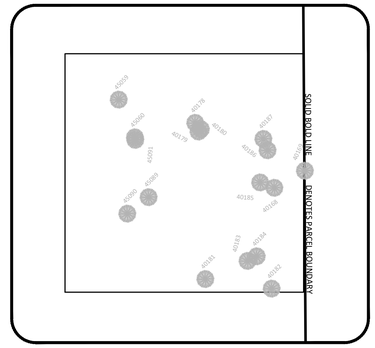
TREE SAMPLE AREA 6		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40145	PINE TREE	12
40146	PINE TREE	8
40147	PINE TREE	14
40148	PINE TREE	8
40149	PINE TREE	7
40150	PINE TREE	6
40151	PINE TREE	8
40152	PINE TREE	8
40153	PINE TREE	10
40154	PINE TREE	7
40155	PINE TREE	12
40156	PINE TREE	16
40157	PINE TREE	12
40158	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

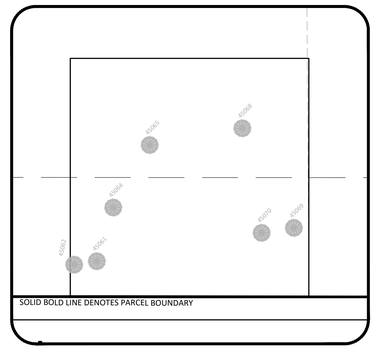
TREE SAMPLE AREA 7		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
45033	PINE TREE	10
45034	PINE TREE	6
45035	PINE TREE	6
45036	PINE TREE	10
45037	PINE TREE	12
45038	PINE TREE	8
45039	PINE TREE	6
45040	PINE TREE	10
45041	PINE TREE	12
45042	PINE TREE	10
45043	PINE TREE	10
45044	PINE TREE	12
45045	PINE TREE	6
45046	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

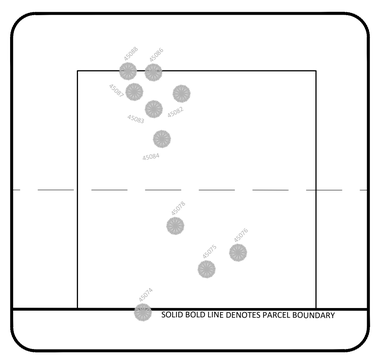
TREE SAMPLE AREA 8		
POINT NUMBER	TREE TYPE	TREE SIZE(IN)
40168	PINE TREE	12
40169	PINE TREE	12
40178	PINE TREE	12
40179	PINE TREE	8
40180	PINE TREE	6
40181	PINE TREE	12
40182	PINE TREE	8
40183	PINE TREE	12
40184	PINE TREE	24
40185	PINE TREE	12
40186	PINE TREE	12
40187	PINE TREE	14
45059	PINE TREE	12
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:	
5	DATE:	
4	DATE:	
3	DATE:	
2	DATE:	
1	DATE:	

REV NO.	DATE	
10	DATE:	
9	DATE:	
8	DATE:	
7	DATE:	
6	DATE:	REVISED INTERIOR PARCEL DISPLAY
5	DATE:	2-4-26
4	DATE:	UPDATED SUBJECT PROPERTY LINE AND LEGAL DESCRIPTION
3	DATE:	1-27-26
2	DATE:	UPDATED LEGAL DESCRIPTION
1	DATE:	1-22-26
		ADDED TREE SAMPLE AREAS
		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:	5

S:\GEOSPATIAL & LAND SURVEY\NSV\25-0290.001 GRISSOM PARKWAY, COCOA, FL\DWG (SURVEY)\25-0290.001 GRISSOM PARKWAY, COCOA, FL ALTA-TOPO.DWG - 2/4/2026 5:40 PM

LEGAL DESCRIPTION:

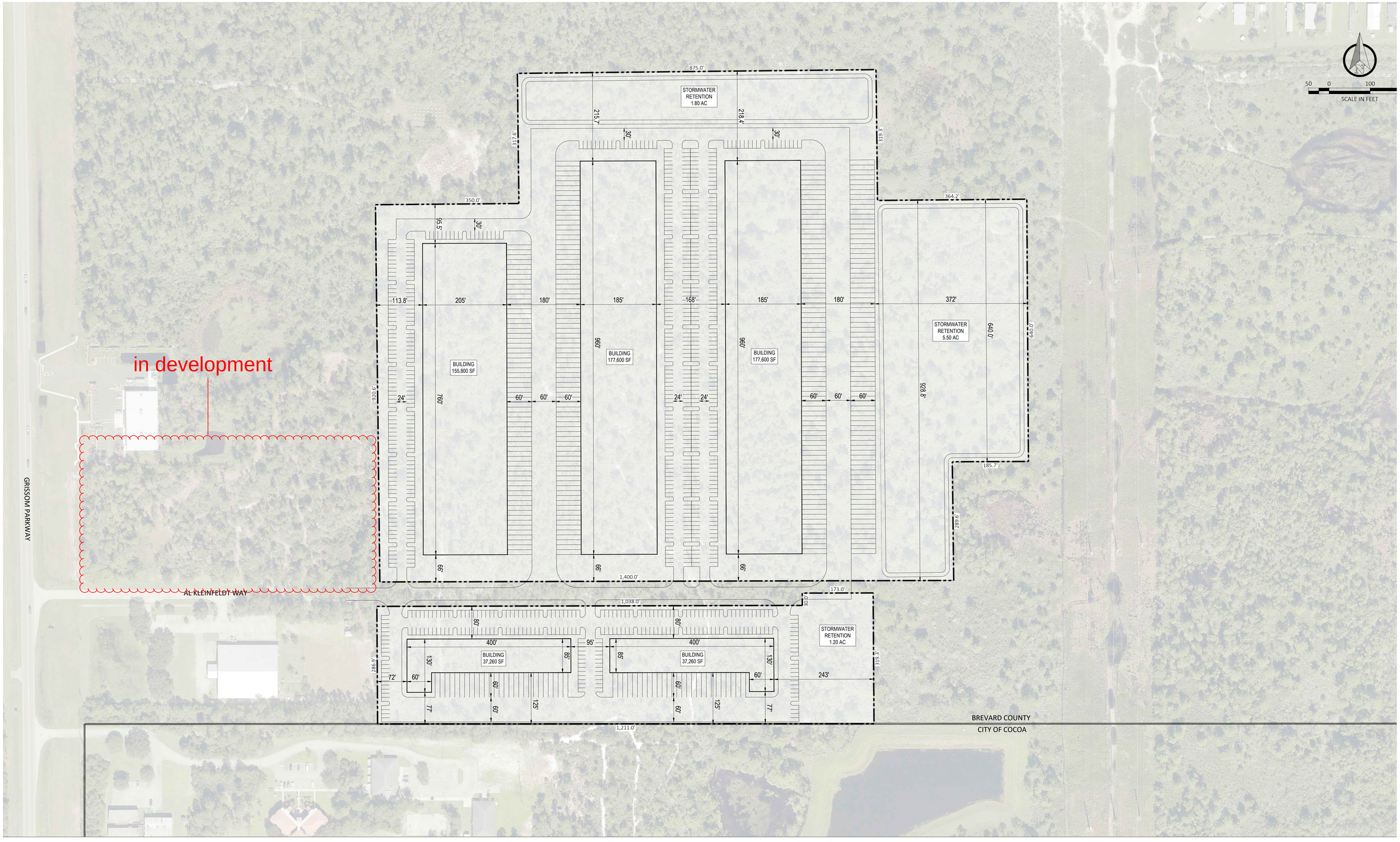
(SURVEYOR'S DESCRIPTION)

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:

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, 1211.10 FEET; THENCE, DEPARTING SAID SOUTH LINE NORTH 0°44'52" WEST, 316.89 FEET TO THE CENTER 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 CENTER LINE NORTH 88°00'24" EAST, 7.99 FEET, TO A 5/8" IRON ROD AND CAP "LB 6544"; THENCE DEPARTING SAID CENTER LINE NORTH 0°43'30" WEST, 949.94 FEET TO A 5/8" IRON ROD & 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, NORTH 89°55'46"WEST, 181.96 FEET TO A POINT SITUATE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 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 A 5/8" IRON ROD AND CAP "KPMF LB 6605"; 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, 316.15 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, NORTH 89°57'51" WEST, 194.97 FEET, TO A 5/8" IRON ROD AND CAP "KPMF LB 6605"; THENCE, SOUTH 0°22'47" EAST, 317.15 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2,044,745 SQUARE FEET, 46.94 ACRES, MORE OR LESS.

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.

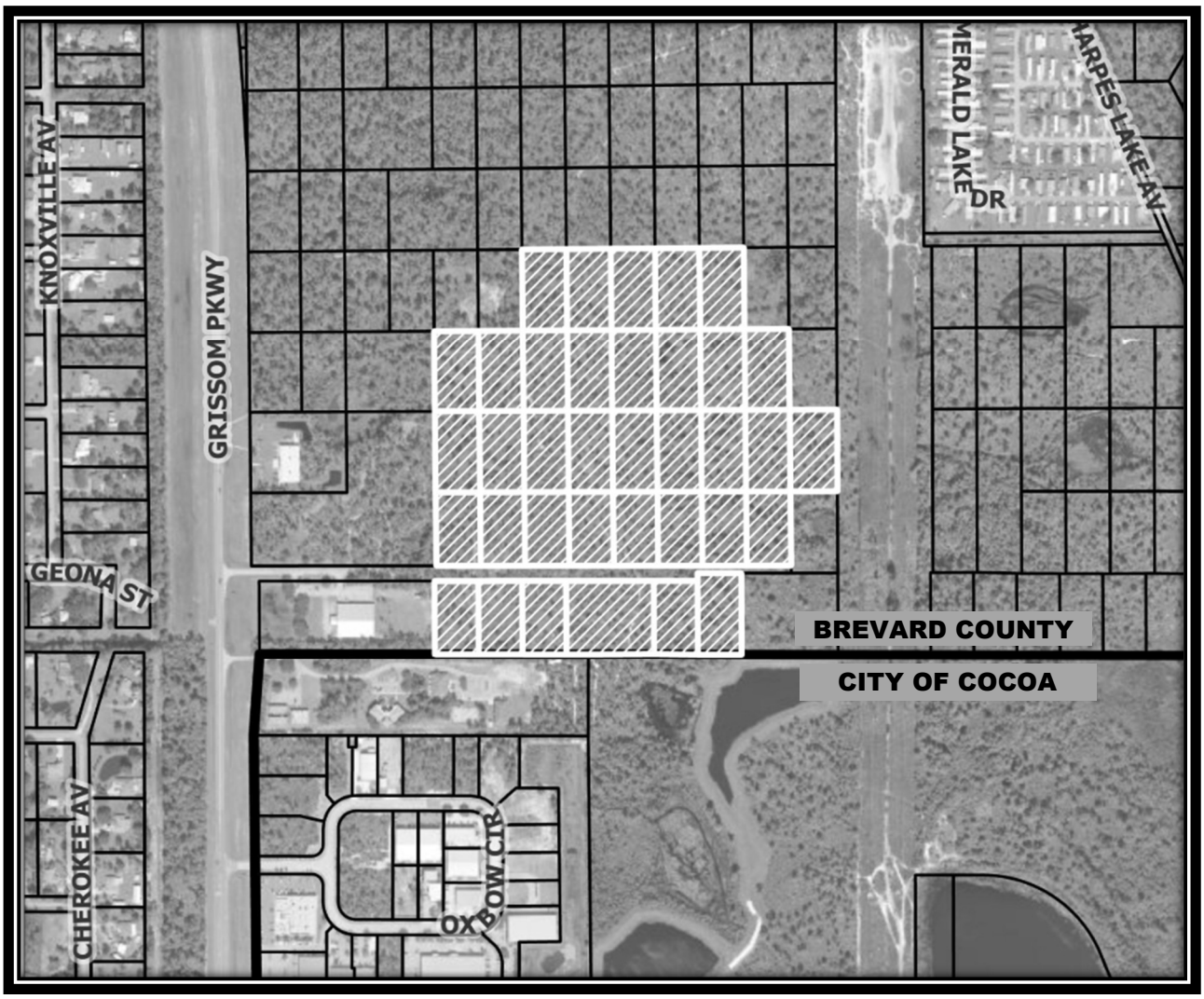
TOGETHER WITH:

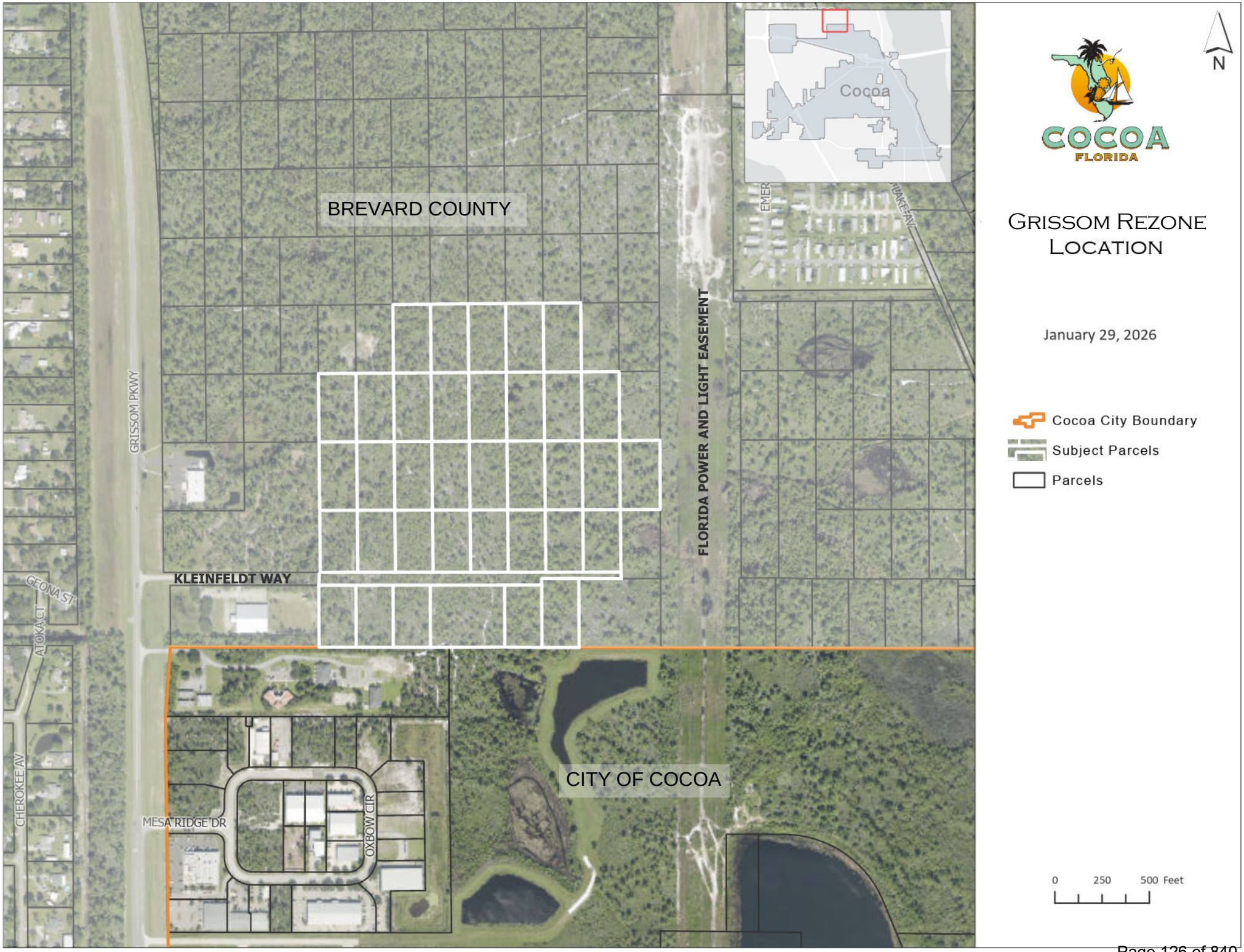
PARCEL B

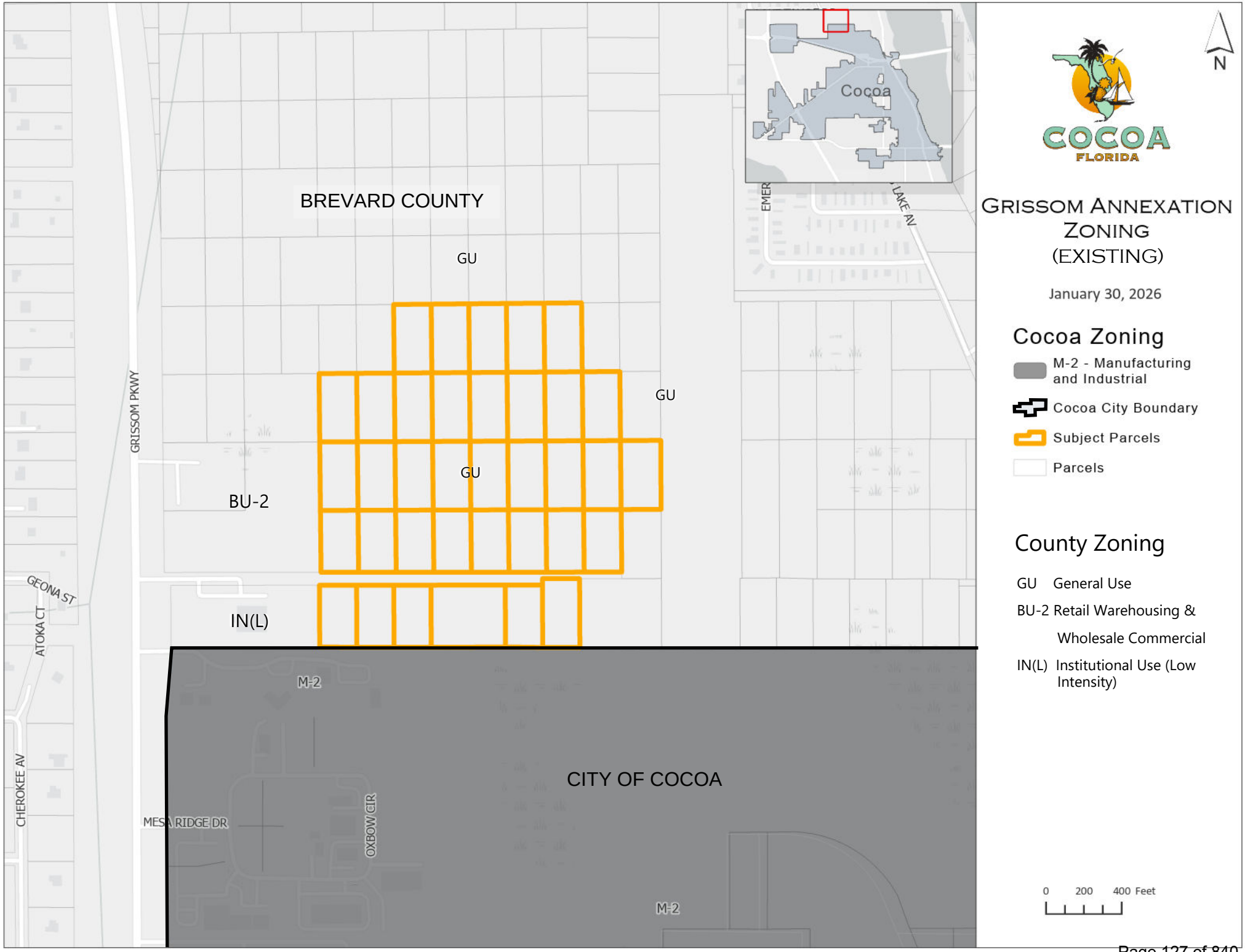
COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 1, NORTH 89°57'51" WEST, 377.32 FEET, TO THE **POINT OF BEGINNING**; THENCE, CONTINUING ALONG SAID SOUTH LINE NORTH 89°57'51" WEST, 1,211.10 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.**

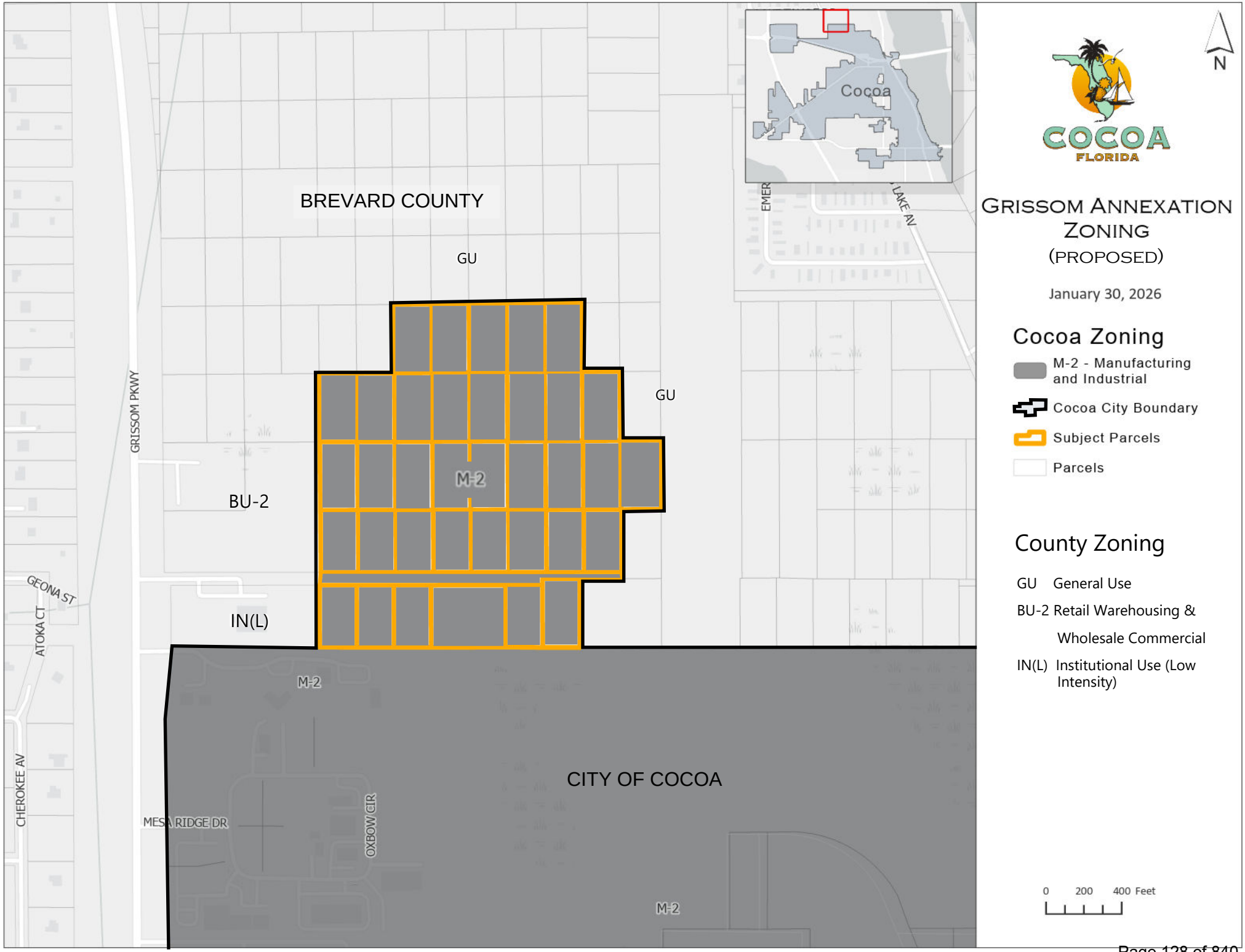
CONTAINING 353,239 SQUARE FEET, 8.11 ACRES, MORE OR LESS.

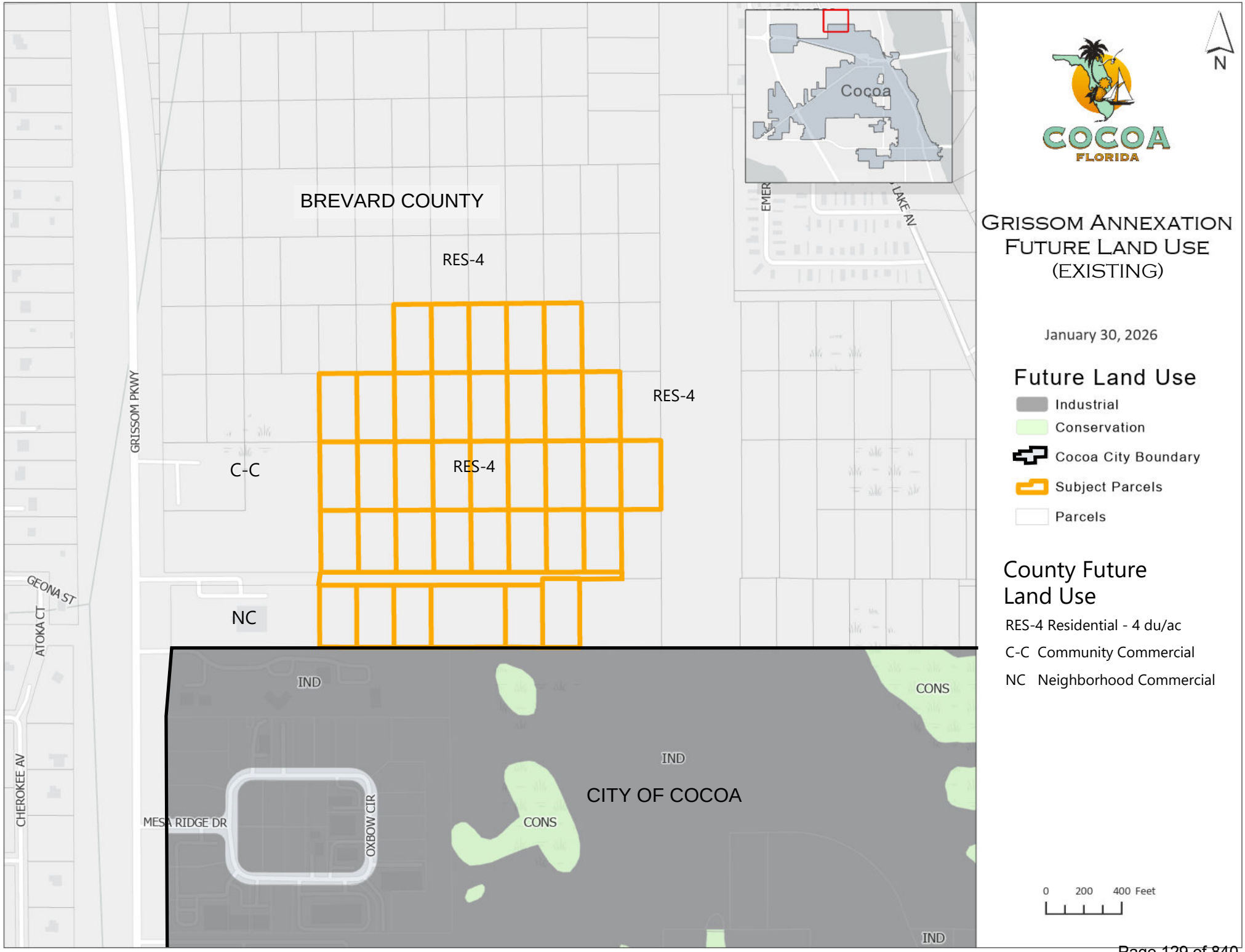
DEPICTION(S)

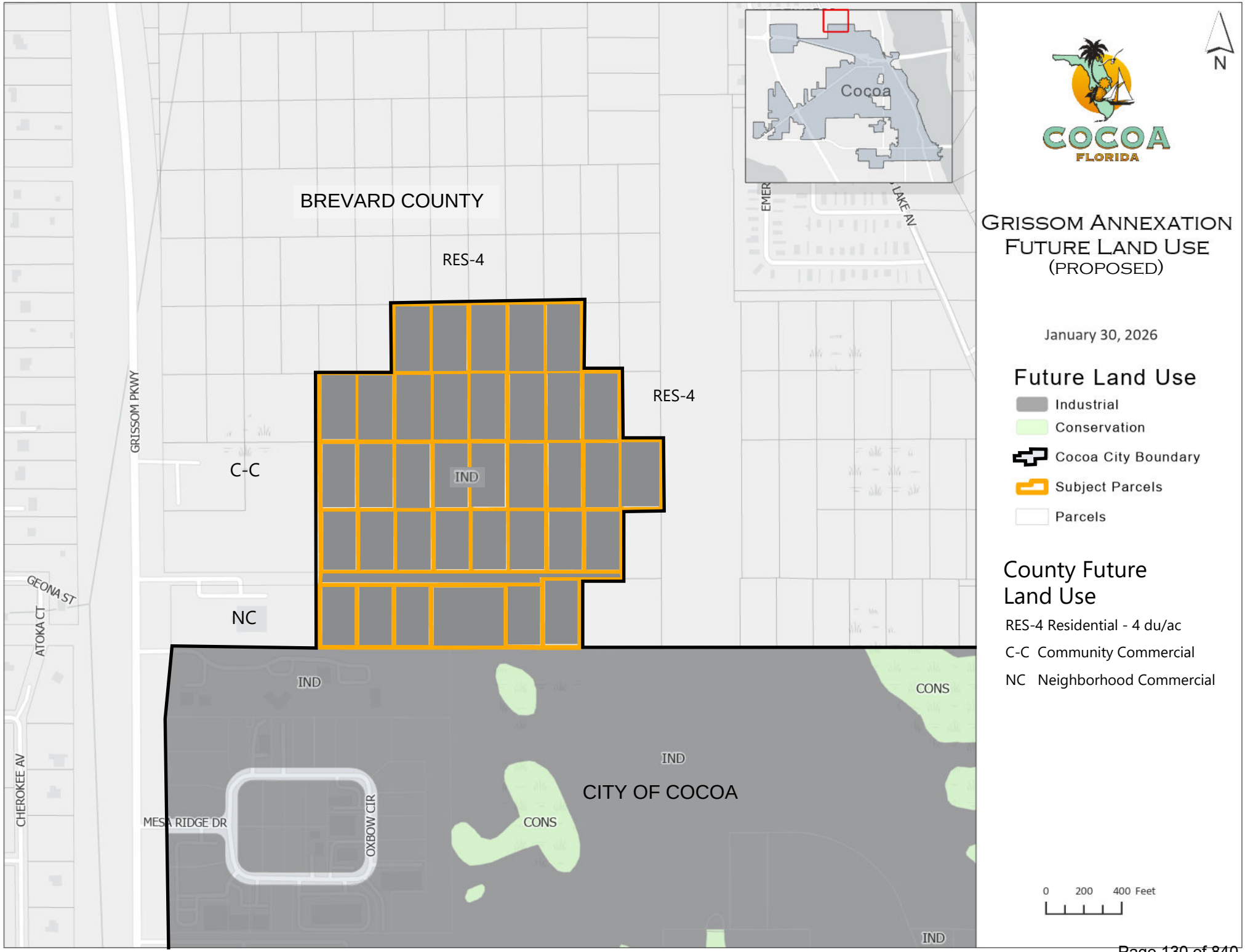

KNOXVILLE AV
GRISSOM PKWY
GEONA ST
CHEROKEE AV
OXBOW CIR
MERALD LAKE DR
HARPES LAKE AV
BREVARD COUNTY
CITY OF COCOA


Cocoa
BREVARD COUNTY
GRISSOM PKWY
FLORIDA POWER AND LIGHT EASEMENT
KLEINFELDT WAY
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
CITY OF COCOA
N
COCOA
FLORIDA
GRISSOM REZONE LOCATION
January 29, 2026
Cocoa City Boundary
Subject Parcels
Parcels
0
250
500 Feet


BREVARD COUNTY
CITY OF COCOA
GU
GU
GU
BU-2
IN(L)
M-2
M-2
GRISSOM PKWY
GEONA ST
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CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
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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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M-2
CITY OF COCOA
GRISSOM PKWY
GEONA ST
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CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
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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
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CONS
CITY OF COCOA
EMER
LAKE AV
Cocoa
N
COCOA
FLORIDA
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


BREVARD COUNTY
RES-4
RES-4
C-C
IND
NC
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IND
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CITY OF COCOA
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IND
GRISSOM PKWY
GEONA ST
ATOKA CT
CHEROKEE AV
MESA RIDGE DR
OXBOW CIR
EMER
LAKE AV
Cocoa
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COCOA
FLORIDA
GRISSOM ANNEXATION
FUTURE LAND USE
(PROPOSED)
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

USA TODAY CO.

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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.
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D. Roberts
Legal Clerk

Notary, State of WI, County of Brown

9-3-26
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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.

PLANNING & ZONING AGENDA ITEM

Memo Date:	03/17/2026
Agenda Date:	4/1/2026
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.

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 race track 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 – Councilmember 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	IIND, 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 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.

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 and 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 cities commercial zoning districts, namely:

Commercial recreation structures such as theaters, driving ranges, bowling alleys, and similar uses except drive-in theaters (enclosed structures shall be air conditioned).

The above Code definition is a principal use within the C-N (Neighborhood Commercial), C-G (General Commercial), C-P (Commercial Parkway), and CBD (Central Business District); 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,” and the C-R (Restricted Commercial) zoning district as a special exception.

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, a district with a larger minimum lot area (20,000 sq. ft.) than the C-N, C-G, C-P, and CBD 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 zonings within the City.

By allowing these structures as limited commercial uses within the M-2 zoning district, the niche of larger recreation and gym and fitness facilities, as exemplified by indoor sports facilities, indoor racing and hobbyist arenas, and popular gym facilities like 24 Hour Fitness, LA Fitness, and Gold’s Gym. This would in turn add to the variety of commercial recreational uses permitted within the City, whilst not adding to development challenges within 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 for the protection of natural and historic resources as well as maximizing economic development opportunities.

By being allowed a mixture of appropriate commercial uses and providing for flexibility within the administration of those uses, the City is providing for a broad range of land use activities, as well as maximizing 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 that allow 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 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:

PREVIOUS ACTION:

RECOMMENDED MOTION:

Staff recommends that the Planning & Zoning Board recommend APPROVAL to the City Council for 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

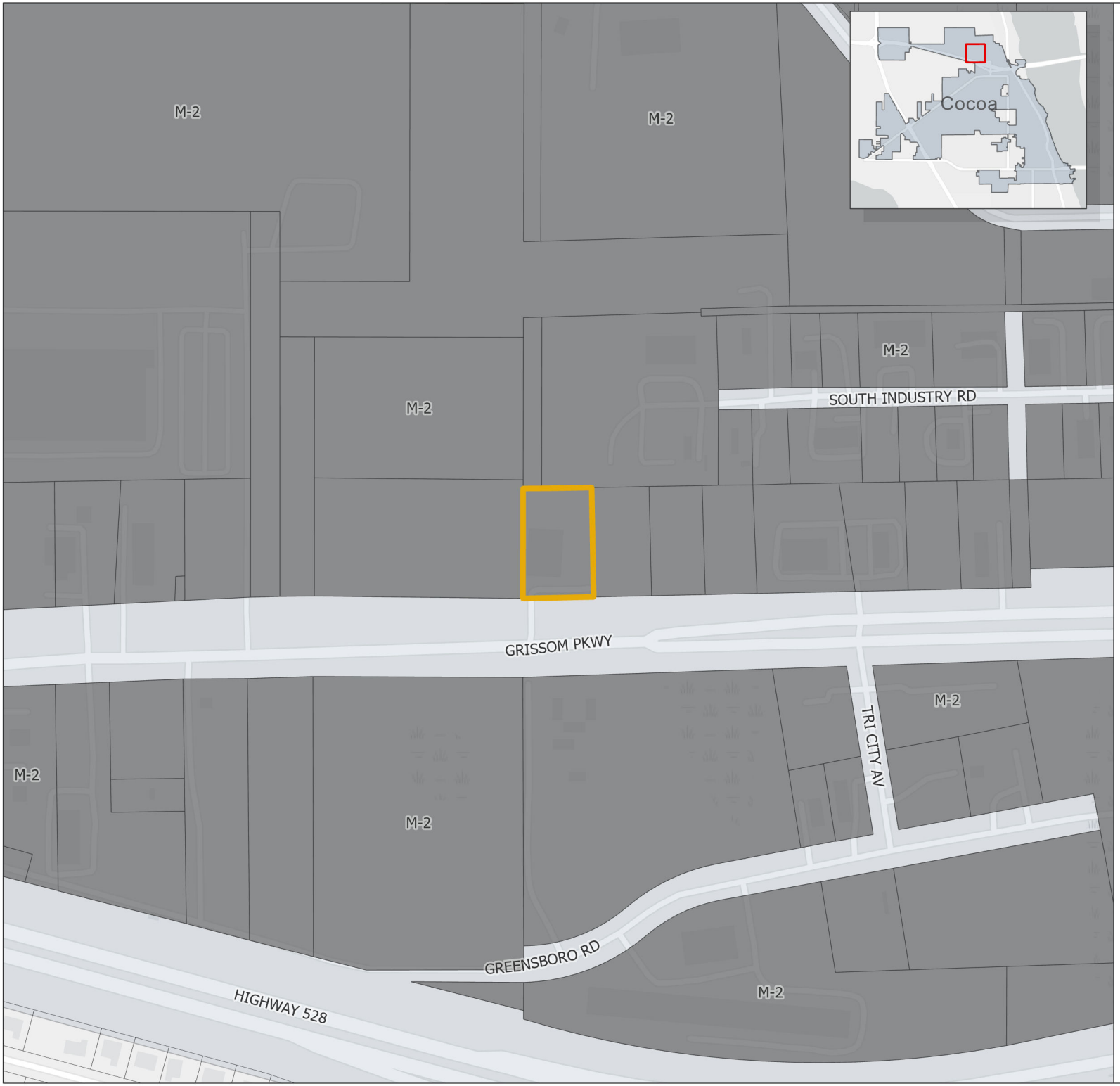
Subject Parcels

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**").

W I T N E S S E T H:

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.

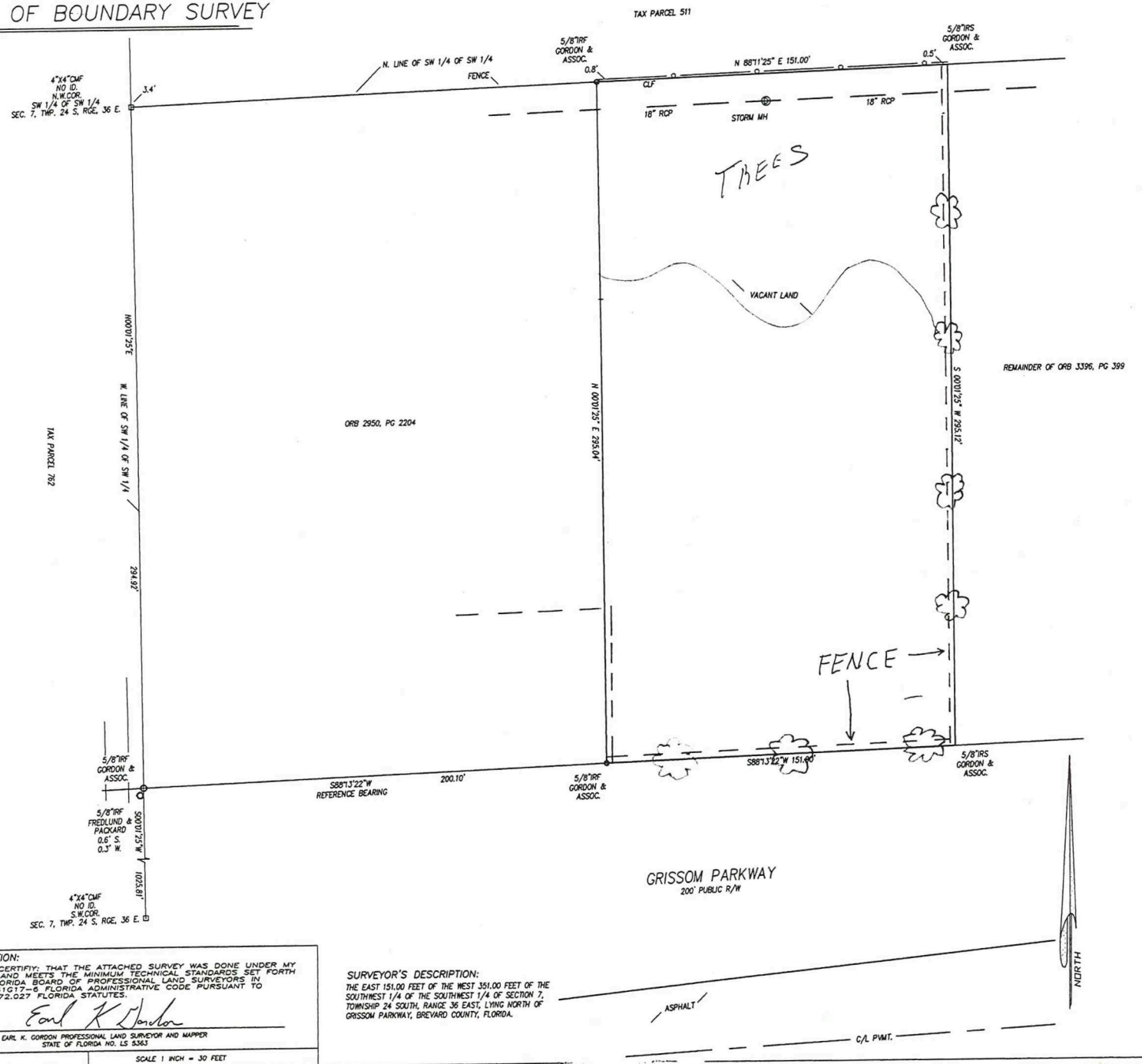
Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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 CERTIFY: 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:

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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.

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AFFIDAVIT OF PUBLICATION

Leonardo Priore
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

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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:

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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:

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.

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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.

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PLANNING & ZONING AGENDA ITEM

Memo Date:	03/17/2026
Agenda Date:	4/1/2026
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 Planning & Zoning Board recommend APPROVAL to City Council of 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)

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PHONE: (321) 203-2852
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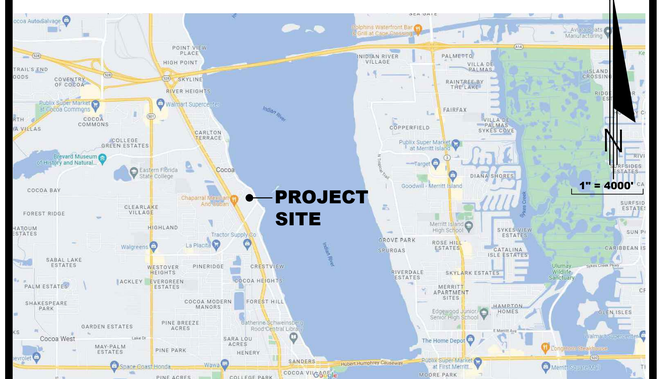
SURVEYOR

INDIAN RIVER SURVEY, INC.
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PHONE: (772) 569-7880
FAX: (772) 778-3617
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EMAIL: stevec@indianriversurvey.com

LANDSCAPE ARCHITECT

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SATELLITE BEACH, FLORIDA 32937
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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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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

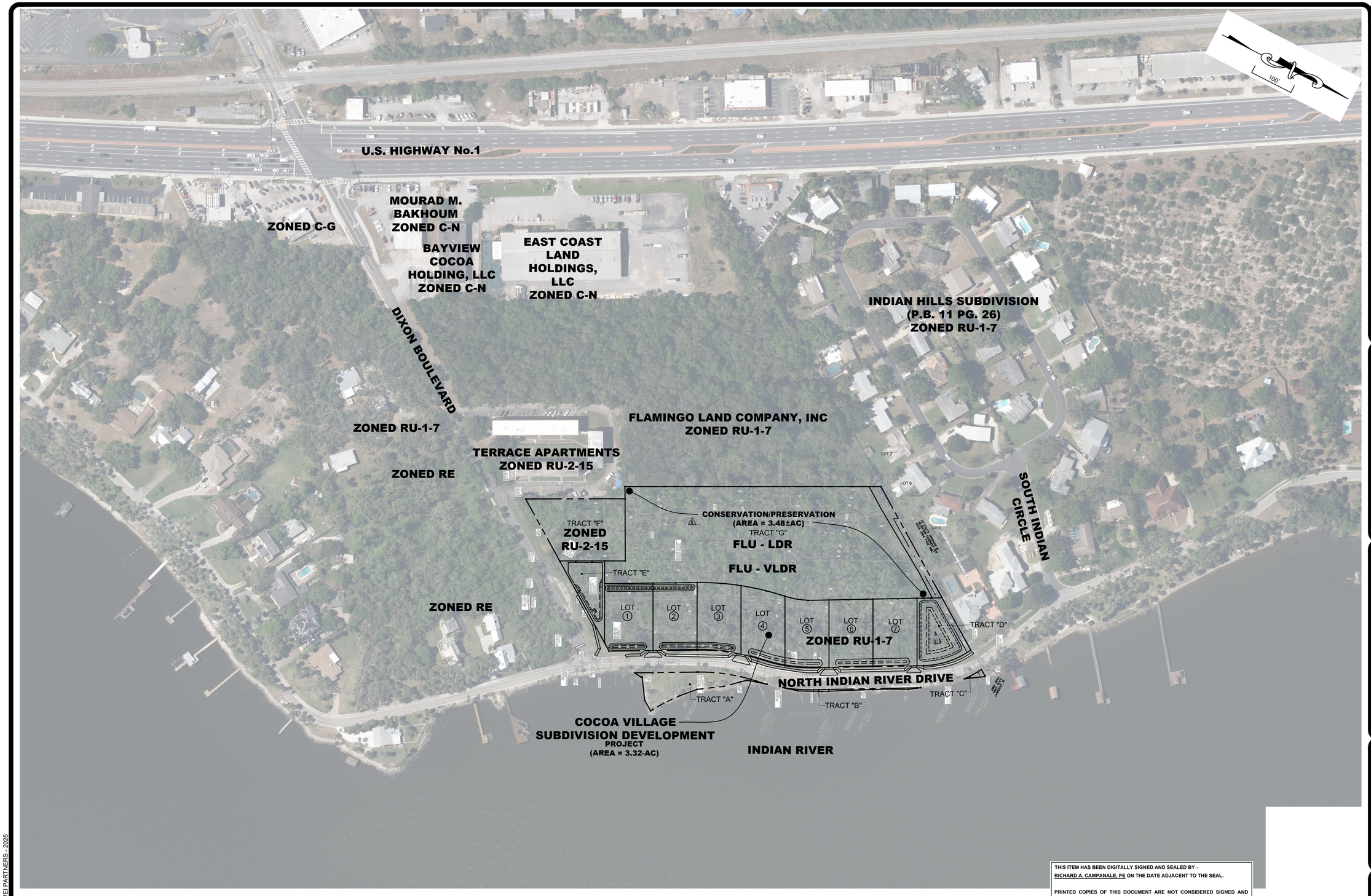
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NO	DATE:	DESCRIPTION OF REVISION	REV BY
6	1/16/2026	RESPONSE TO CITY OF COCOA COMMENTS	RAC
5	12/22/2025	RESPONSE TO SJRWMD COMMENTS	RAC
4	10/24/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
3	7/29/2025	RESPONSE TO CITY OF COCOA AND SJRWMD 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

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

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www.mei-partners.com

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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

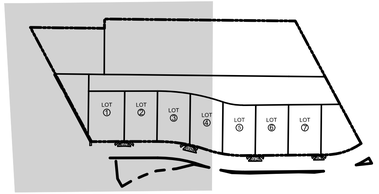
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2. CONTRACTOR SHALL VERIFY EXIST. UTILITY SIZES AND LOCATIONS PRIOR TO BIDDING AND CONSTRUCTION.

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.

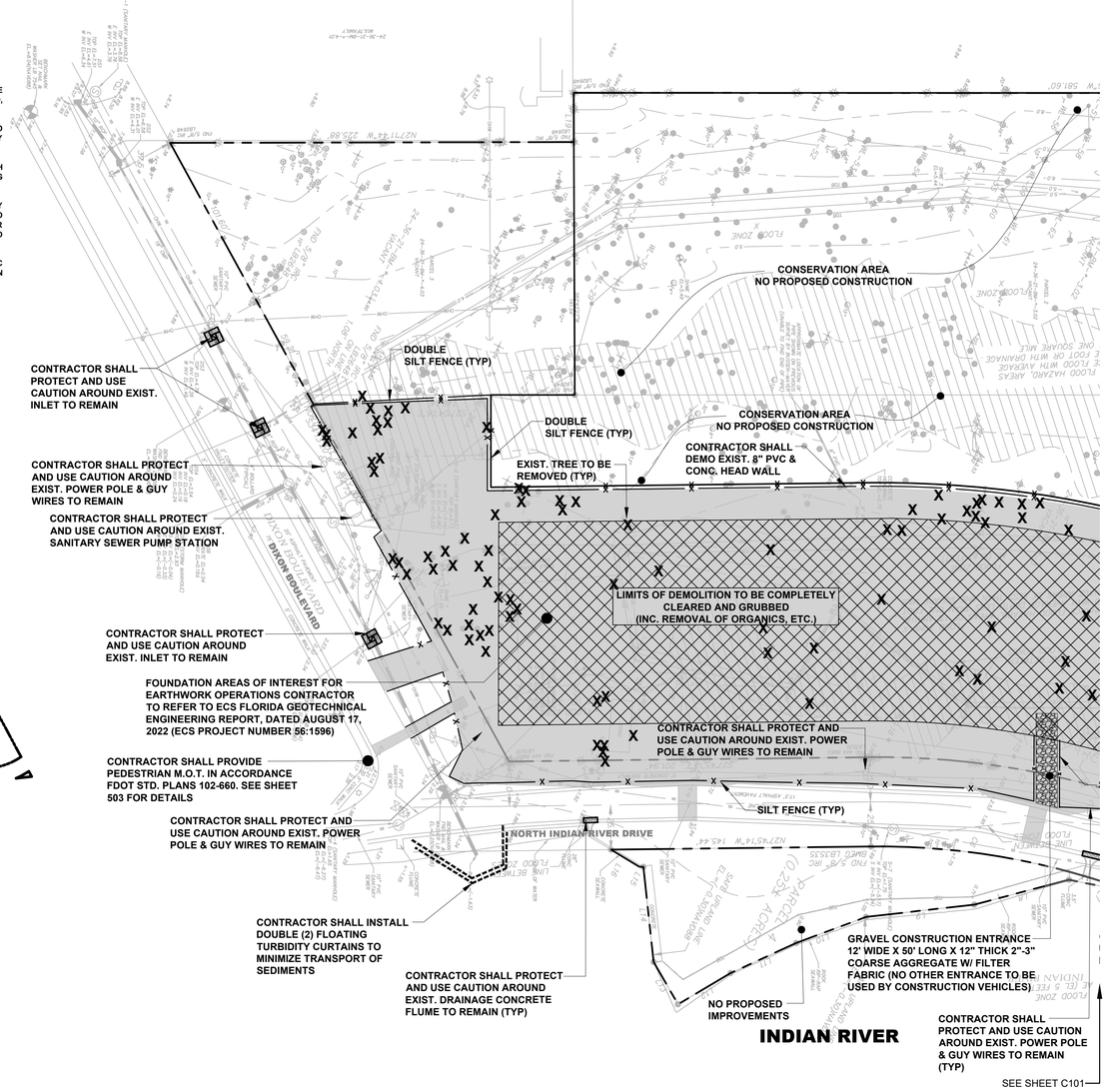
CONTRACTOR TO REFER TO LANDSCAPING PLAN FOR TREE REMOVAL CONDITIONS, SHEET L-2, PREPARED BY POLLACK LANDSCAPE ARCHITECTS, INC, DATED 1/9/2025.

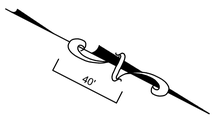
NOTE

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

- 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. 56:1595, DATED 8/17/2022
- X — TREE TO BE REMOVED





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 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

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

DEMOLITION AND EROSION CONTROL PLAN

MEI PARTNERS
1035 S. Semoran Blvd., Suite 1029
Winter Park, FL 32792 CA 33154
P: 321.203.2852 | F: 321.203.2948
www.meipartners.com

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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

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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.

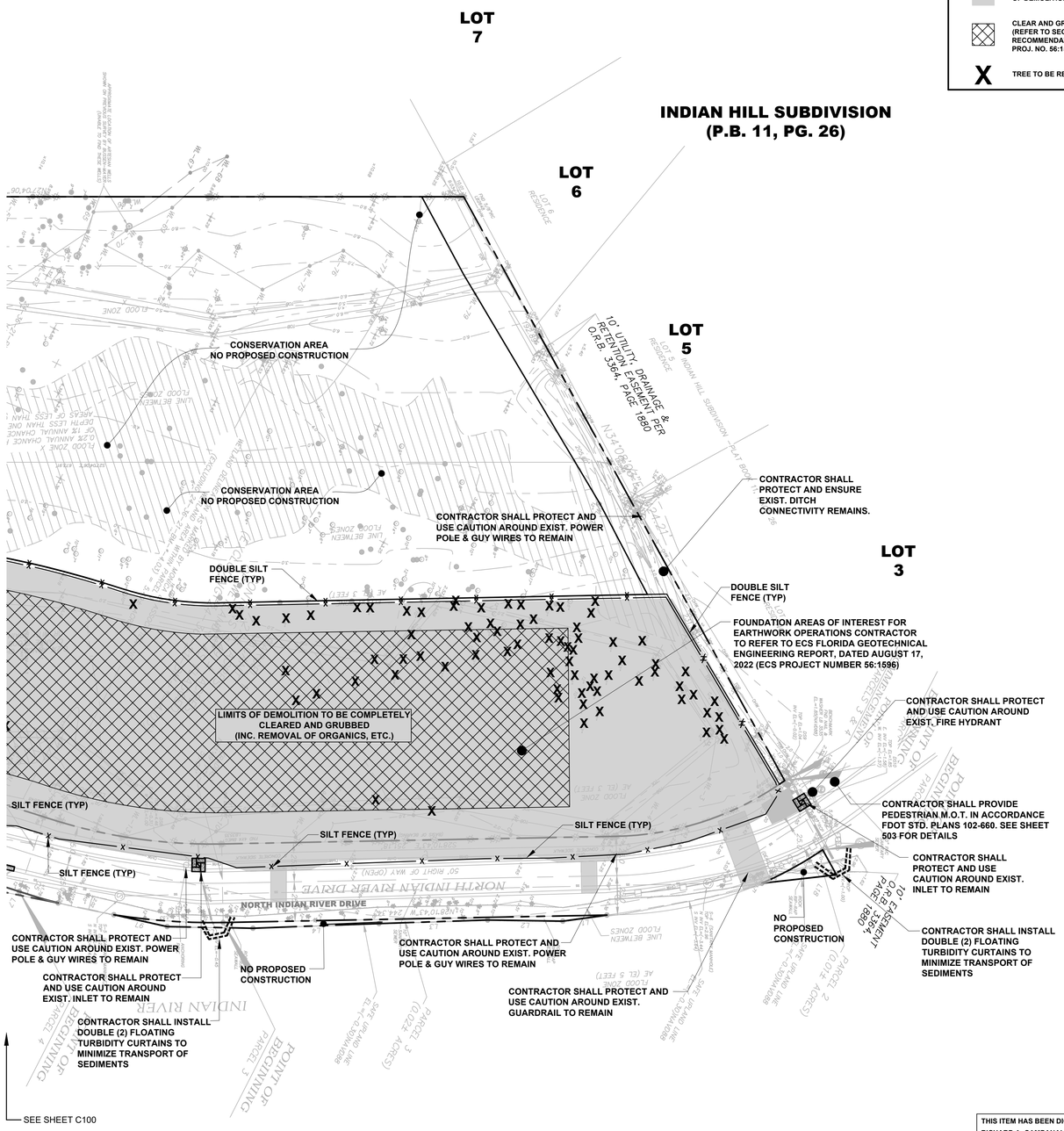
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CONTRACTOR TO REFER TO LANDSCAPING PLAN FOR TREE REMOVAL CONDITIONS, SHEET L-2, PREPARED BY POLLACK LANDSCAPE ARCHITECTS, INC, DATED 1/9/2025.

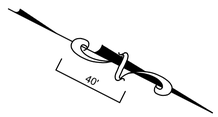
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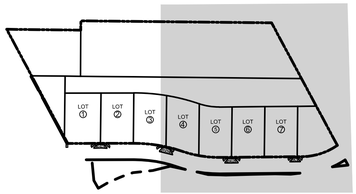
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DEMOLITION LEGEND

- PROPERTY BOUNDARY
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- 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
- X TREE TO BE REMOVED





KEY MAP

NTS

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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

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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	90sFT (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

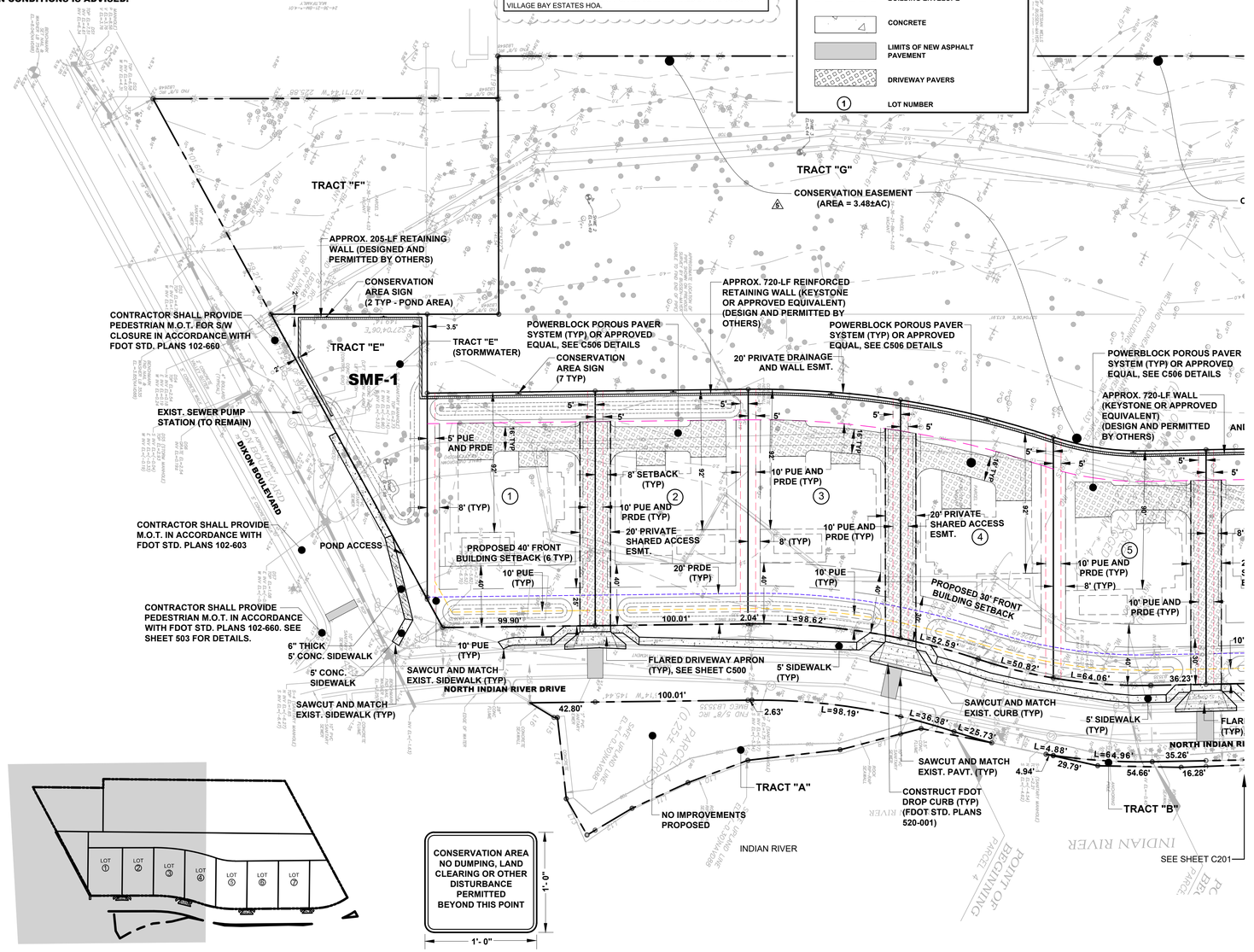
LOT ID	AREA (SF)	AREA (AC)	IMPERV. SURFACE AREA (SF)	ISR PER LOT
1	16,803.2	0.386	7,610	.453
2	15,376.3	0.353	7,588	.493
3	15,419.2	0.354	7,480	.485
4	15,871.6	0.364	7,947	.500
5	15,438.5	0.354	7,494	.485
6	15,361.8	0.353	7,519	.489
7	15,366.0	0.353	7,962	.518

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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- REQUIRED SETBACK
- BUILDING ENVELOPE
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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

NTS

CONSERVATION AREA NO DUMPING, LAND CLEARING OR OTHER DISTURBANCE PERMITTED BEYOND THIS POINT

1'- 0"

1'- 0"

CONSERVATION AREA SIGN
NTS

NOTE:
SIGN COLORS ARE BLACK LETTERS ON WHITE SIGN

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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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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

SITE GEOMETRY PLAN

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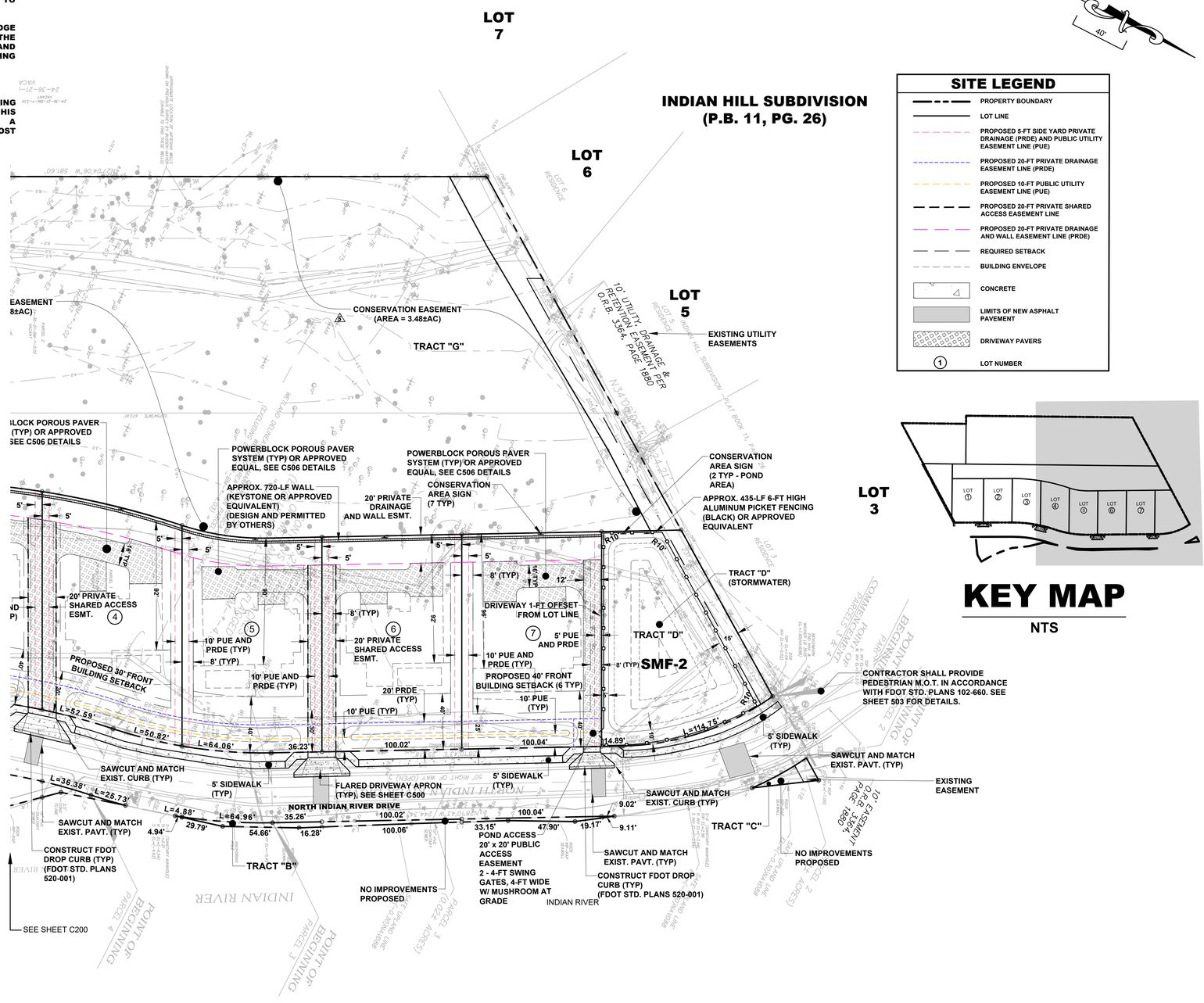
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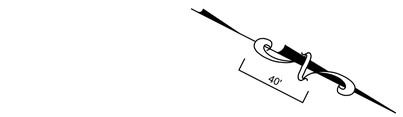
CONSERVATION AREA SIGN
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149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES
DIXON BOULEVARD
COCOA FLORIDA

SITE GEOMETRY PLAN

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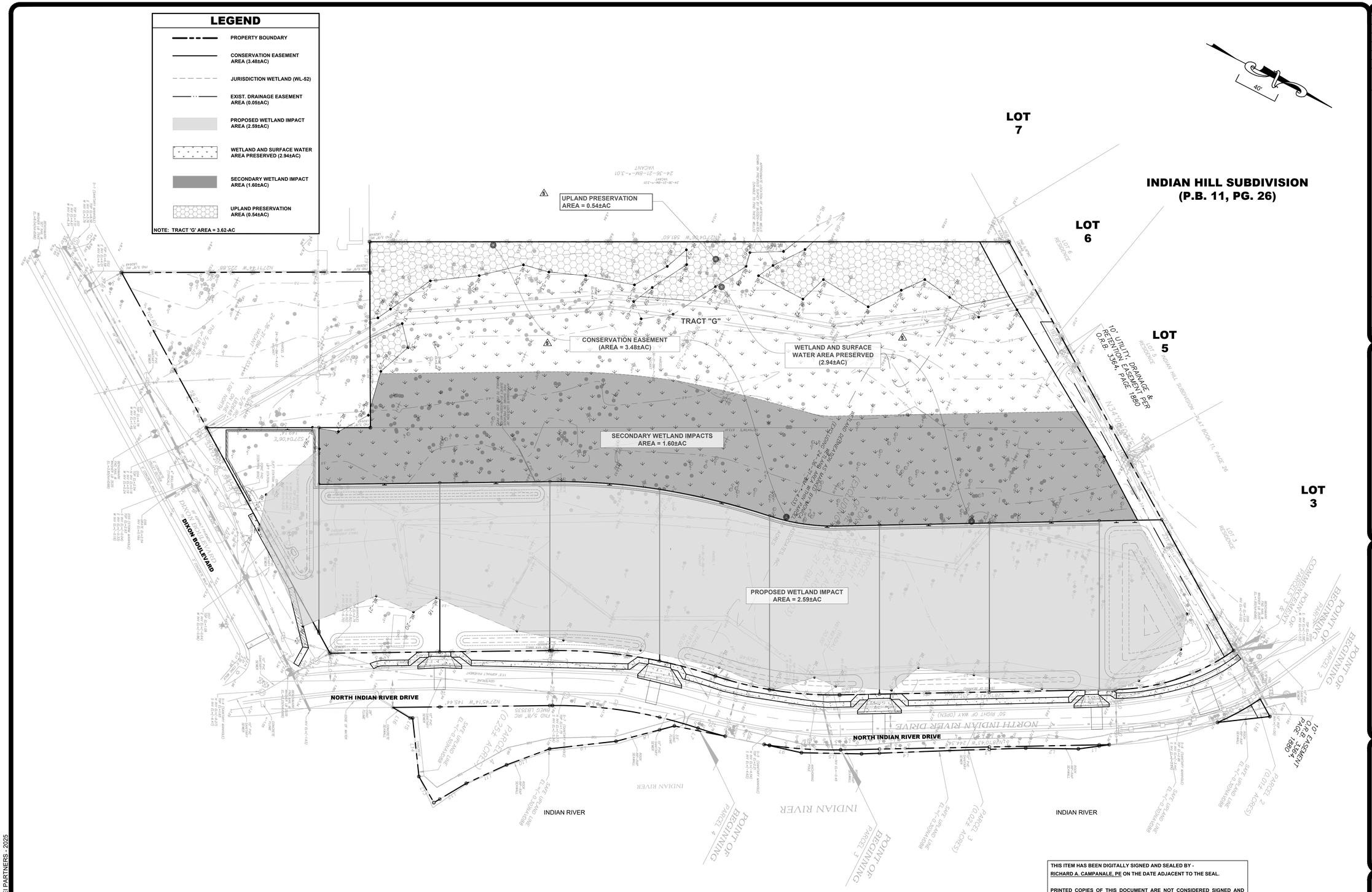
RICHARD A. CAMPANALE, PE 54745

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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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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

WETLAND IMPACT PLAN

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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) 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)

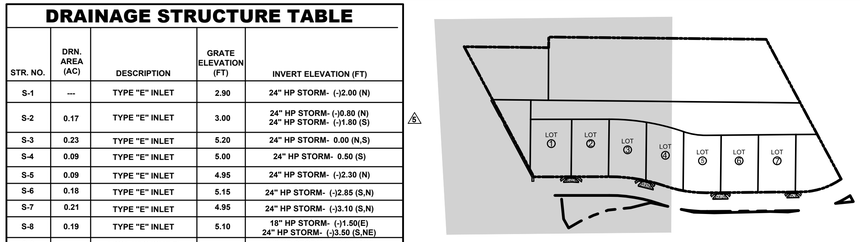
UTILITY COORDINATION NOTE

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.

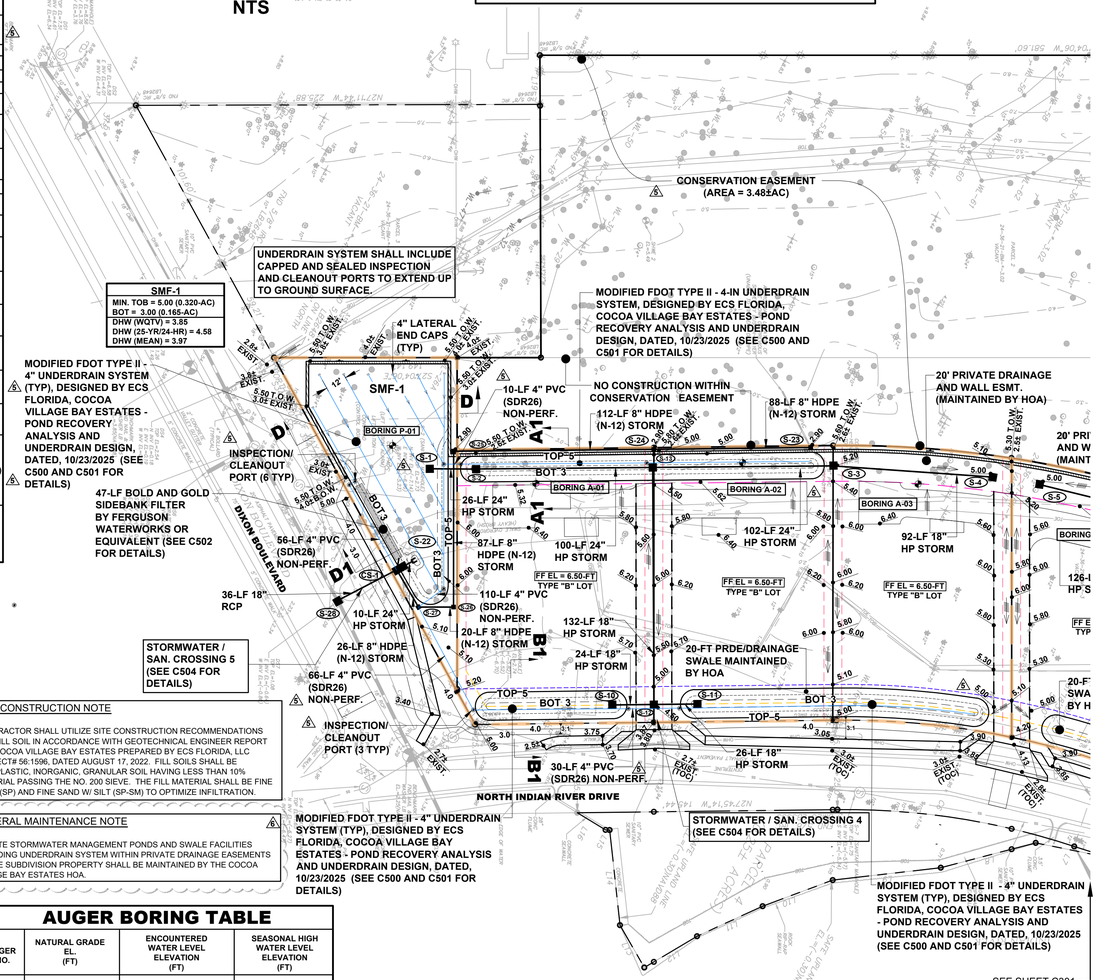


KEY MAP

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



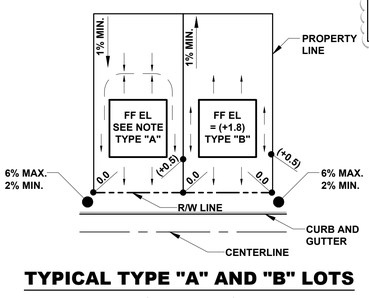
SITE CONSTRUCTION NOTE

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

1. EXIST. UTILITY INFORMATION SHOWN ACCORDING TO BOUNDARY AND TOPOGRAPHIC SURVEY BY INDIAN RIVER SURVEY, INC. (JOB # 21-561, DATED 6/23/2025).

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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.

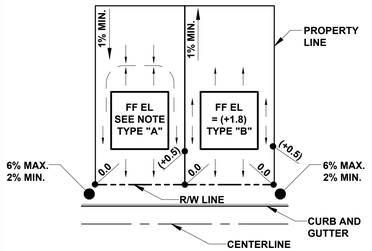
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NOTES

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.



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)
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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

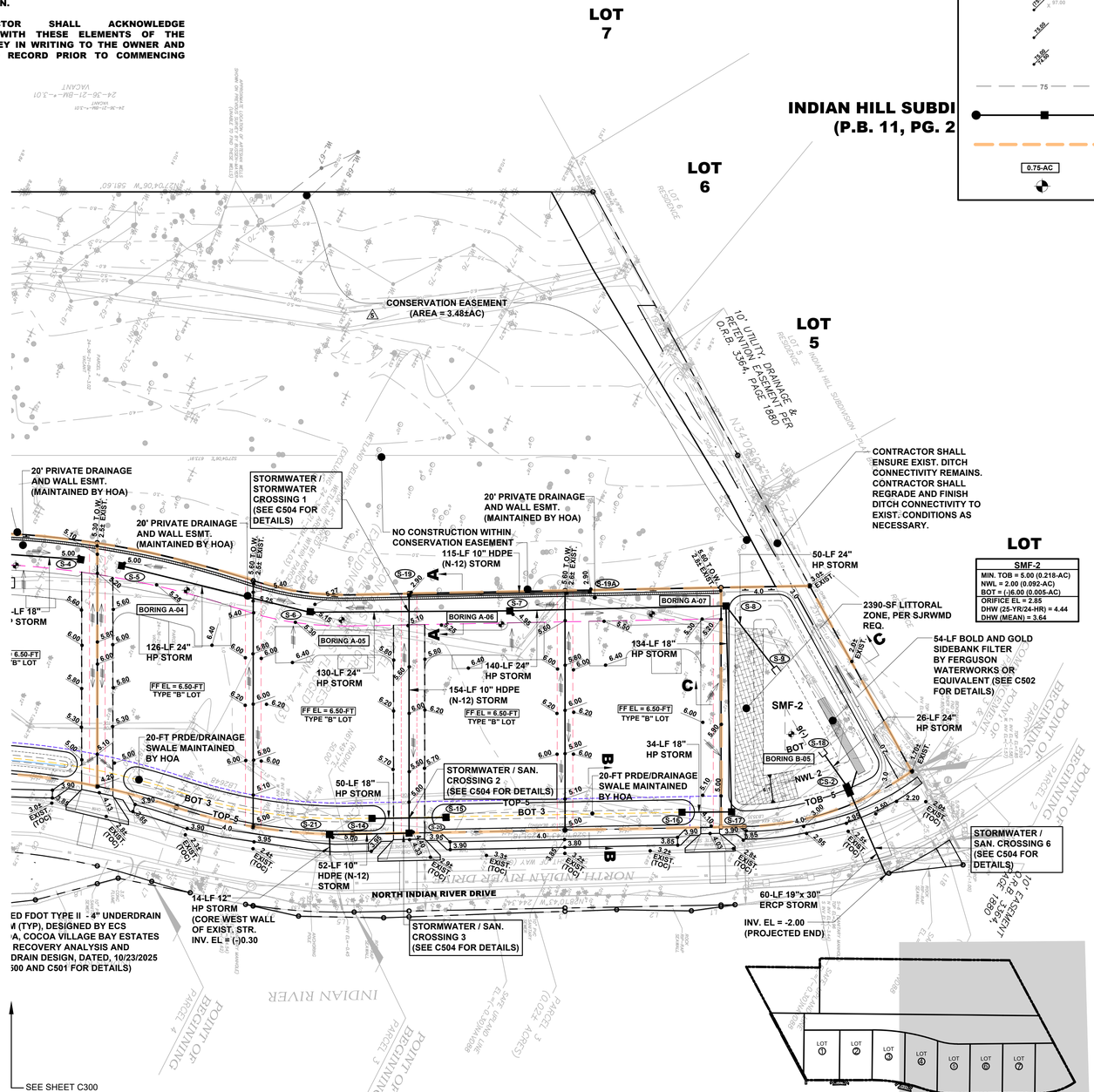
GEOTECHNICAL BORINGS PREPARED BY ECS FLORIDA, LLC, GEOTECHNICAL REPORT DATED 8/17/2022

SITE CONSTRUCTION NOTE

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.

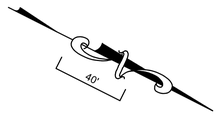
GENERAL MAINTENANCE NOTE 6

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.



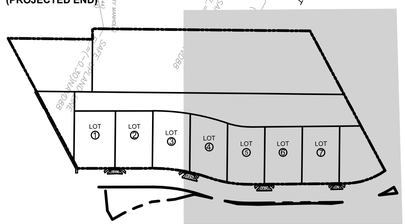
DRAINAGE LEGEND

- PROPERTY BOUNDARY
- EXIST. SPOT ELEVATIONS (97.00)
- PROPOSED SPOT ELEVATIONS (EDGE OF PAVEMENT) (73.00)
- (TOP OF CURB) (EDGE OF PAVEMENT) (73.00 / 72.65)
- EXIST. CONTOURS (75)
- SECONDARY STORMWATER SYSTEM (COLLECTION, PIPES, INLETS, ETC.)
- DRAINAGE DIVIDE
- DRAINAGE AREA (0.75-AC)
- 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- 0.60 (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)



KEY MAP

NTS

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	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	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 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.

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.

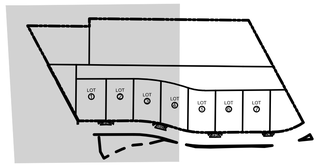
CITY OF COCOA NOTE -
METERS WILL BE INSTALLED AFTER COMPLETION OF WORK AND RECEIPT OF ALL FINAL DOCUMENTS.

EASEMENT LEGEND

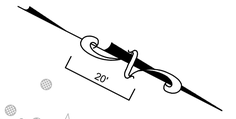
- PROPERTY BOUNDARY
- LOT LINE
- PROPOSED 5-FT SIDE YARD PRIVATE DRAINAGE (PRDE) AND PUBLIC UTILITY EASEMENT LINE (PUE)
- PROPOSED 20-FT PRIVATE DRAINAGE EASEMENT LINE (PRDE)
- PROPOSED 10-FT PUBLIC UTILITY EASEMENT LINE (PUE)
- PROPOSED 20-FT PRIVATE SHARED ACCESS EASEMENT LINE
- PROPOSED 20-FT PRIVATE DRAINAGE AND WALL EASEMENT LINE (PRDE)

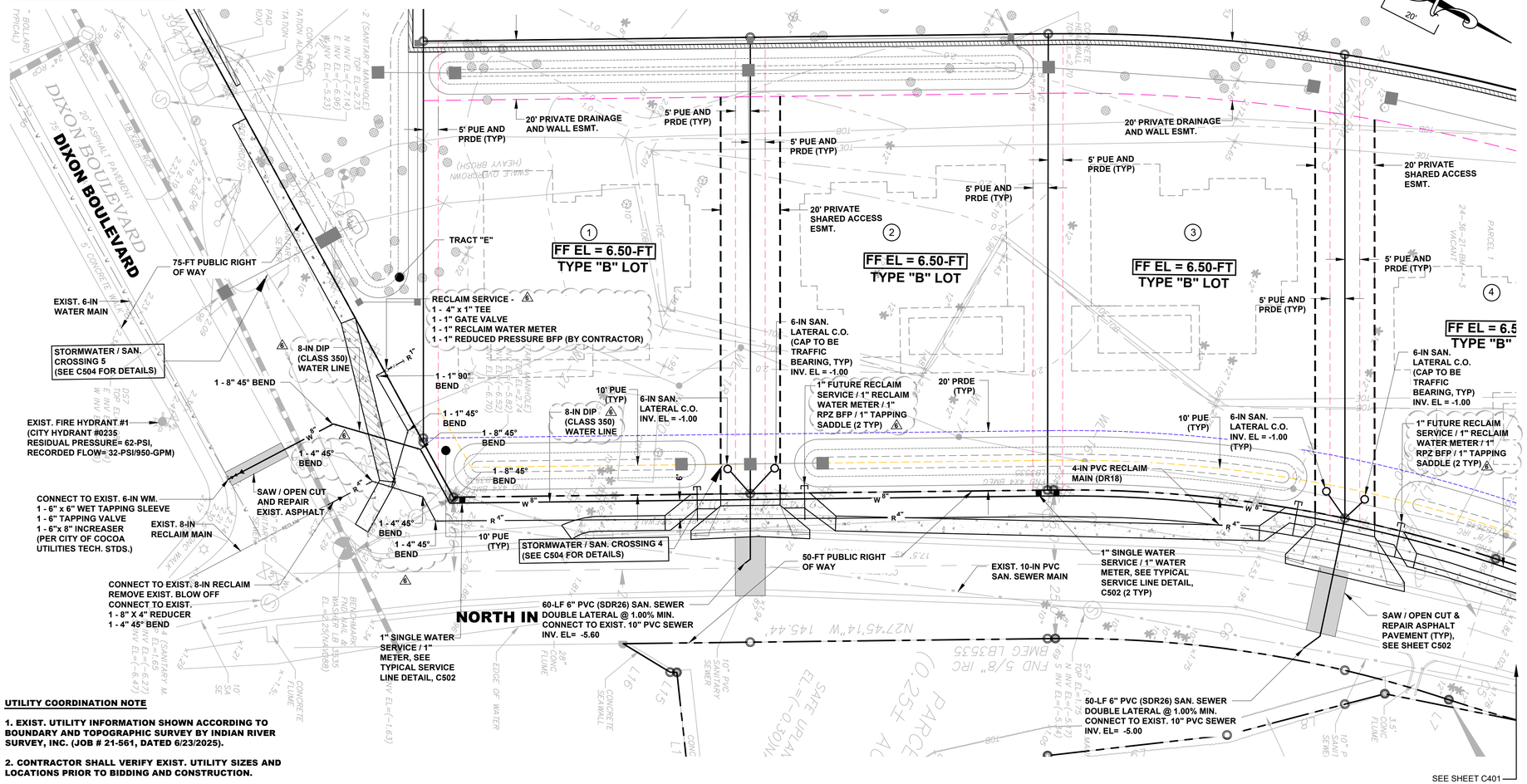
UTILITY LEGEND

- PROPERTY BOUNDARY
- SAN. SEWER DOUBLE SERVICE
- SAN. SEWER SINGLE SERVICE
- 4" R — RECLAIM MAIN
- E — RECLAIM SERVICE
- 6" W — WATER MAIN
- WATER SINGLE SERVICE
- SECONDARY STORMWATER SYSTEM (COLLECTION, PIPES, INLETS, ETC.)



KEY MAP
NTS





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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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	7/25/2025	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

WATER AND SEWER PLAN

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UTILITY COORDINATION NOTE

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CITY OF COCOA NOTE - METERS WILL BE INSTALLED AFTER COMPLETION OF WORK AND RECEIPT OF ALL FINAL DOCUMENTS.

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.

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
- E — RECLAIM SERVICE
- W 6" — WATER MAIN
- WATER SINGLE SERVICE
- 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.**

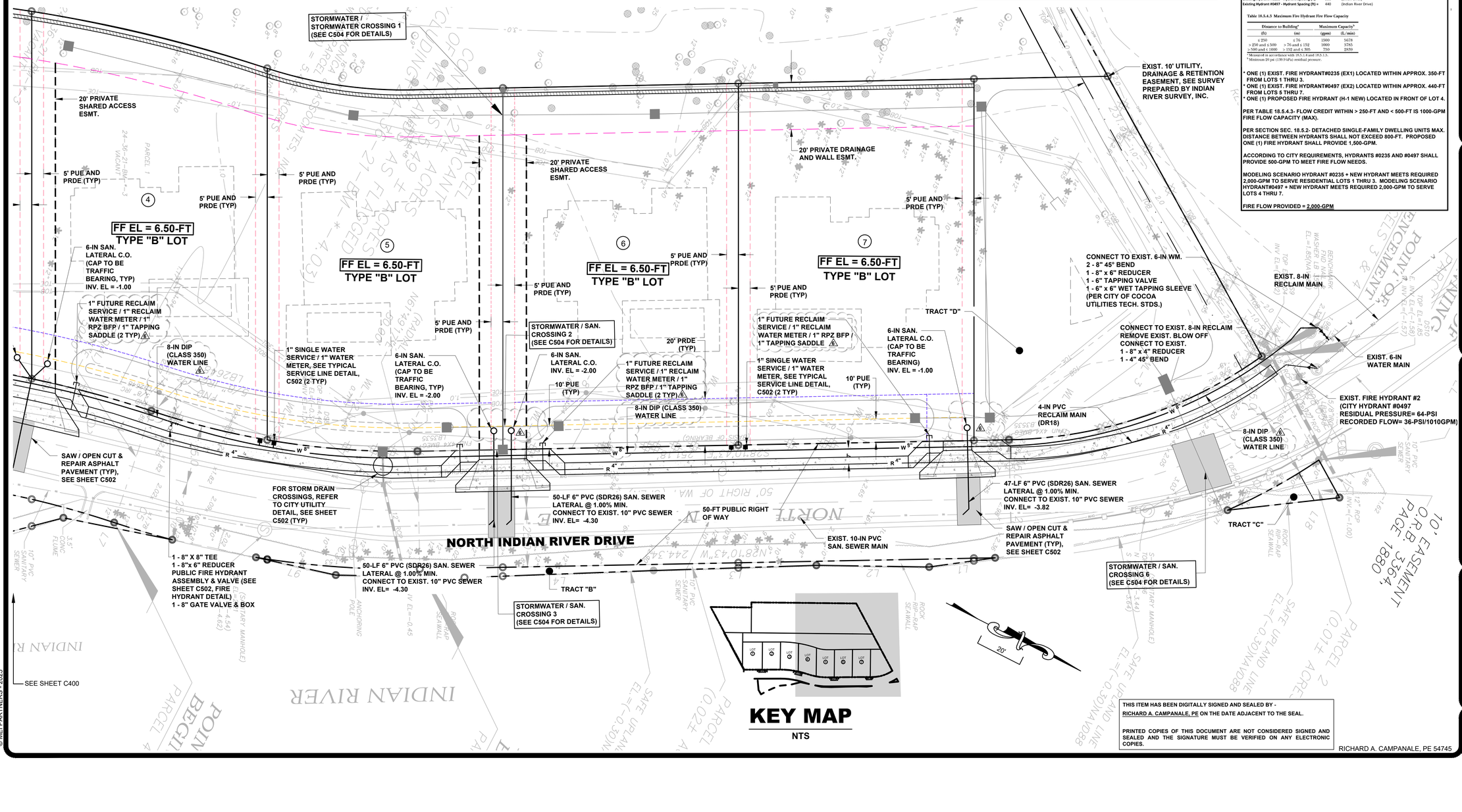
PER TABLE 18.5.4.3- FLOW CREDIT WITHIN > 250-FT AND < 500-FT IS 1000-GPM FIRE FLOW CAPACITY (MAX).

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



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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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	2/27/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
2	8/2/2024	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	QY
1	4/8/2024		

149001 COCOA VILLAGE BAY ESTATES

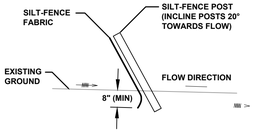
COCOA VILLAGE BAY ESTATES
DIXON BOULEVARD
COCOA FLORIDA

WATER AND SEWER PLAN

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SHEET
C401

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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.

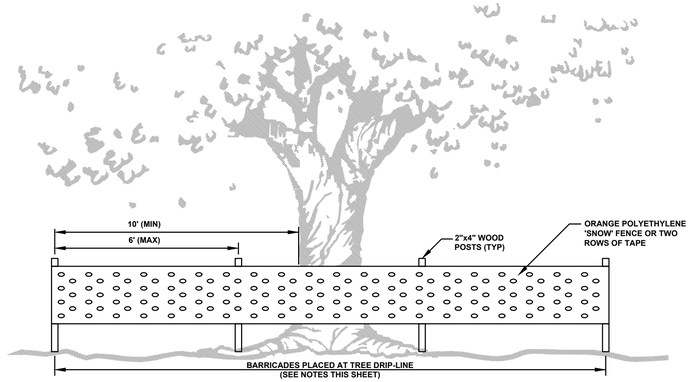
3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.

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)

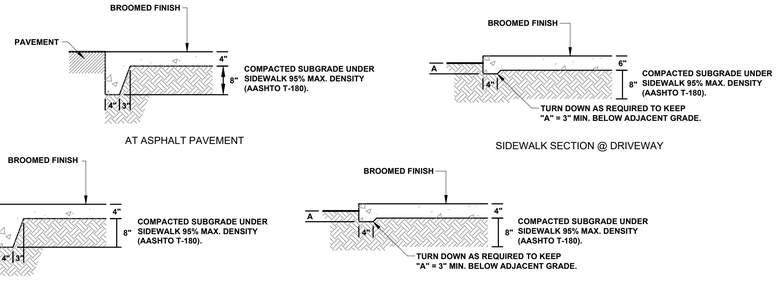
NOTE

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

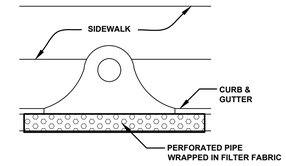


SIDEWALK NOTES

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

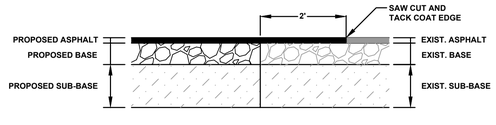
3'



COMPLETED / EXISTING INLET

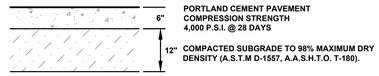
BMP DETAIL

NTS



PAVEMENT BUTT JOINT DETAIL (TYP)

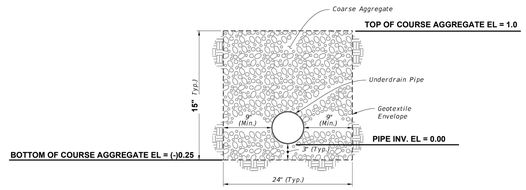
24"



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.

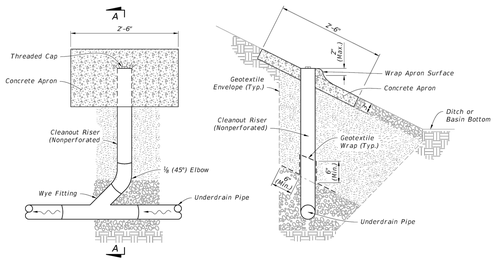
FOR SMF-1 AND SWALE CROSS-SECTION, REFER TO SHEET C501.

FDOT STANDARD SPECS. SEE SECTION 440 - UNDERDRAIN

GEOTEXTILE ENVELOP SHALL BE MARAFI 700X OR APPROVED EQUIVALENT

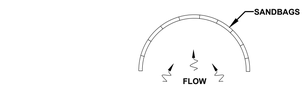
MODIFIED FDOT TYPE II UNDERDRAIN DETAIL

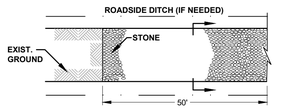
TYPE II



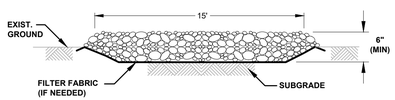
TYPE V CLEANOUT

SAND BAGS





PLAN VIEW



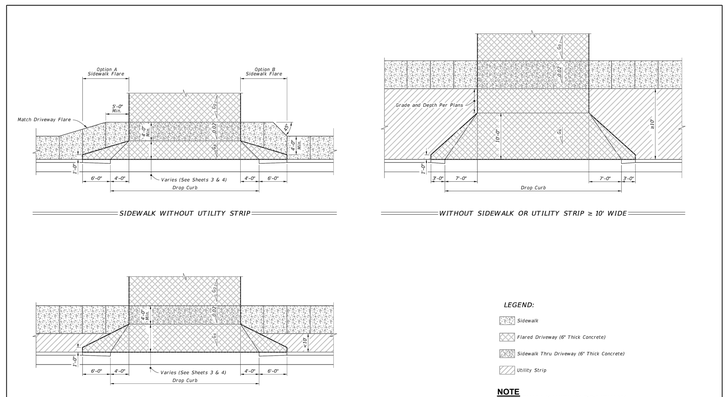
SECTION VIEW

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	SHEET
11/01/18	REVISION			522-003	2 of 4

LAST REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	UNDERDRAIN	INDEX
11/01/23	REVISION			440-001

THESE DETAILS AS SHOWN ON THIS DRAWING ARE BY FLORIDA DEPARTMENT OF TRANSPORTATION. WE TAKE NO EXCEPTION TO THE DESIGN.

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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	10/24/2025	RESPONSE TO 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

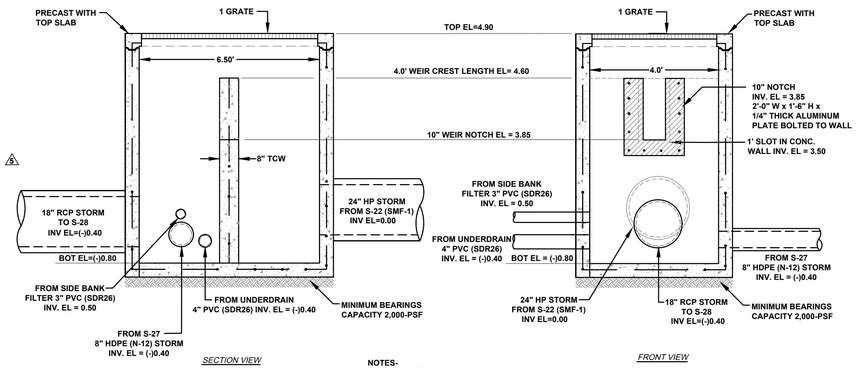
MISCELLANEOUS DETAILS

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Winter Park, FL 32792 CA 33154
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SHEET
C500

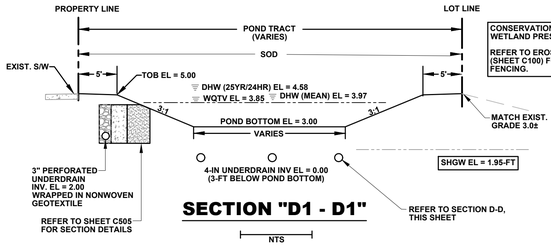
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NOTES-
1. PIPES MUST NOT BE IN CONSTRUCTION JOINTS
2. PIPES SHALL BE FLUSH WITH INSIDE WALL
3. CONTROL STRUCTURE FOR SMF-1

CS-1 - MODIFIED TYPE "H" INLET



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"

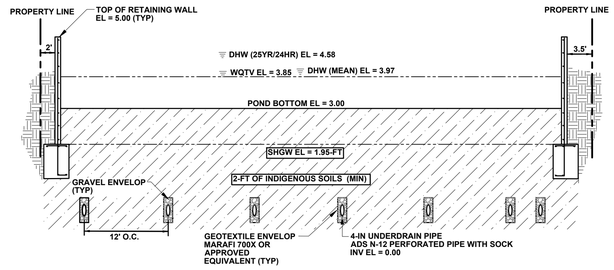
POND WILL BE PRIVATE. OPERATIONS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.

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.

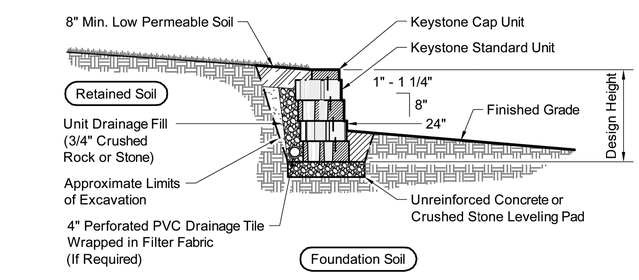
UNDERDRAIN SYSTEM, FDOT TYPE II, REFER TO SHEET C500.



SECTION "D - D"

4' HORIZONTAL 1' VERTICAL

TYPICAL DETAIL NOTE:
RETAINING WALLS TO BE DESIGNED AND PERMITTED BY OTHERS.

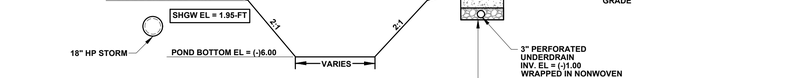


NOTES-
1. PIPES MUST NOT BE IN CONSTRUCTION JOINTS
2. PIPES SHALL BE FLUSH WITH INSIDE WALL
3. CONTROL STRUCTURE FOR SMF-2

CS-2 - MODIFIED TYPE "H" INLET

Typical Gravity Wall Section

Standard Unit - 1" Setback



EXIST. UTILITY / DRAINAGE EASEMENT AND DITCH SYSTEM TO BE PROTECTED WITH SILT FENCING (REFER TO SHEET C101)

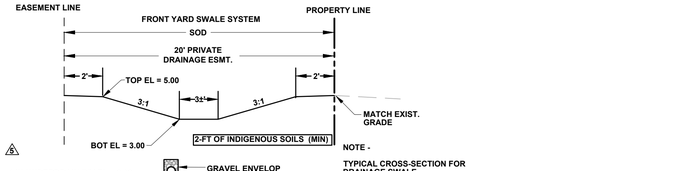
NOTES -

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



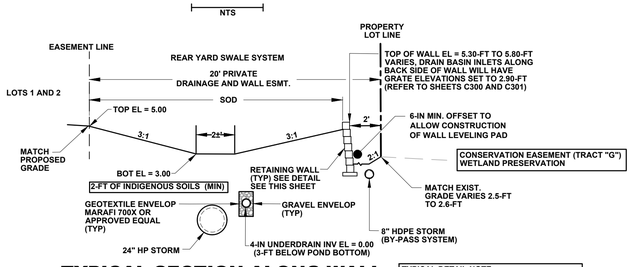
NOTE -

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



TOP OF WALL EL = 5.30-FT TO 5.80-FT VARIES, DRAIN BASIN INLETS ALONG BACK SIDE OF WALL WILL HAVE GRATE ELEVATIONS SET TO 2.90-FT (REFER TO SHEETS C300 AND C301)

6-IN MIN. OFFSET TO ALLOW CONSTRUCTION OF WALL LEVELING PAD

CONSERVATION EASEMENT (TRACT "G") WETLAND PRESERVATION

MATCH EXIST. GRADE VARIES 2.5-FT TO 2.6-FT

NOTE -

TYPICAL CROSS-SECTION FOR DRAINAGE SWALE

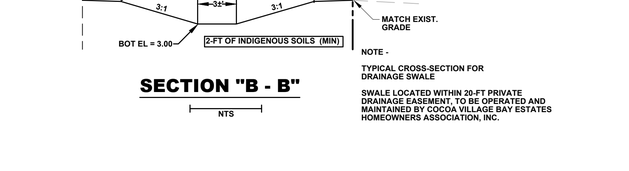
SWALE LOCATED WITHIN 20-FT PRIVATE DRAINAGE EASEMENT, TO BE OPERATED AND MAINTAINED BY COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.

TYPICAL 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.

TYPICAL SECTION ALONG WALL

SECTION A1 - A1

NTS



NOTES -

DRAINAGE EASEMENT WILL BE PRIVATE, OPERATIONS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE COCOA VILLAGE BAY ESTATES HOMEOWNERS ASSOCIATION, INC.

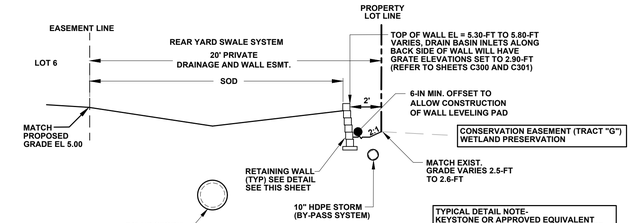
NOTE -

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 "B - B"

NTS



TOP OF WALL EL = 5.30-FT TO 5.80-FT VARIES, DRAIN BASIN INLETS ALONG BACK SIDE OF WALL WILL HAVE GRATE ELEVATIONS SET TO 2.90-FT (REFER TO SHEETS C300 AND C301)

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.

TYPICAL SECTION ALONG WALL

SECTION A - A

NTS

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	QY
5	12/22/2025	RESPONSE TO SJRWMD COMMENTS	RAC
4	10/24/2025	RESPONSE TO SJRWMD COMMENTS	RAC
3	2/27/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
2	8/29/2024	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

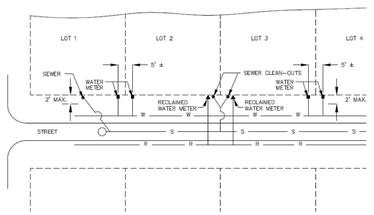
MISCELLANEOUS DETAILS

MEI PARTNERS
1035 S. Semoran Blvd., Suite 1029
Winter Park, FL 32792 CA 33154
P: 321.203.2652 | F: 321.203.2948
www.mei-partners.com

SHEET
C501

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FILE M: \Drive\MEI Partners — Projects\149 Blue Reed Mgt\00 Cocoa Village\CAD\Plots\MEI Stylus PD PT 149001.stb

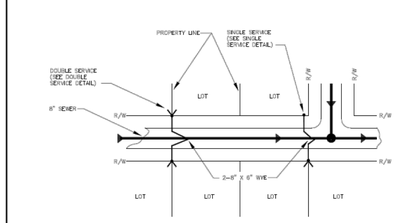
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CITY OF COCOA — Brevard County, Florida — UTILITIES DEPARTMENT ENGINEERING DIVISION

TYPICAL LOT SERVICE LINE LOCATION

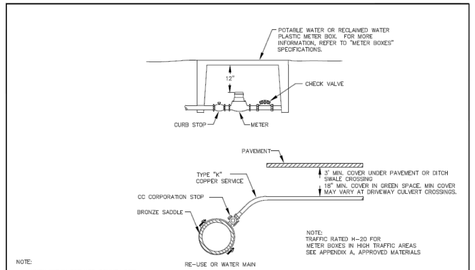
DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS	DATE: JANUARY 2024
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: TYPICAL LOT SERVICE LINE LOCATION	



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	

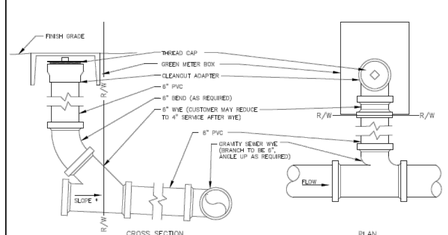


NOTE:
1. WHEN WITHIN BREVARD COUNTY ROW, ANY EXCAVATION WITHIN 6" OF THE EOP OR 3' FROM THE EDGE OF SIDEWALK WILL REQUIRE SHORING TO PREVENT UNDERMINING.

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	

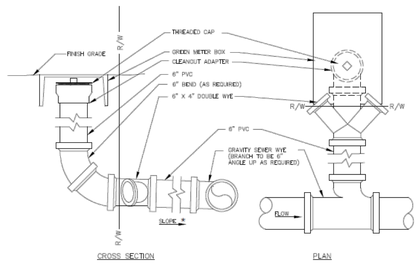


* MINIMUM SLOPE PER TECHNICAL SPECIFICATIONS

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	

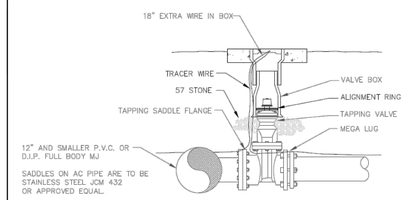


* MINIMUM SLOPE PER TECHNICAL SPECIFICATIONS

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	

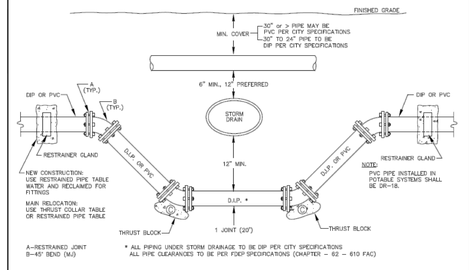


NOTE: FOR VALVE ASSEMBLY, SEE "VALVE" DETAIL

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	



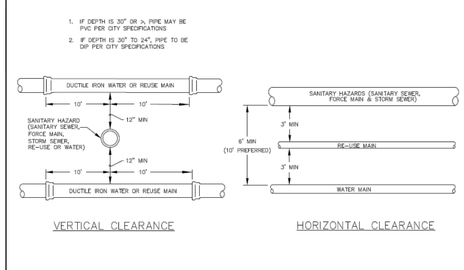
A—RESTRAINED JOINT
B—45° BEND (MJ)
* ALL PIPING UNDER STORM DRAINAGE TO BE DIP PER CITY SPECIFICATIONS
ALL PIPE CLEARANCES TO BE PER FDEP SPECIFICATIONS (CHAPTER – 62 – 610 FAC)

PER FDEP 62-555.314

CITY OF COCOA — Brevard County, Florida — UTILITIES DEPARTMENT ENGINEERING DIVISION

STORM DRAIN CROSSING

DRAWN BY: AW	SCALE: NOT TO SCALE
CHECKED BY: M. ARENAS	DATE: JANUARY 2024
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: STORM DRAIN CROSSING	



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

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

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

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:

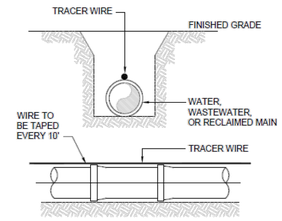
   WORKING PRESSURE: 150 PSI
   SOIL DESIGNATION: SM (SAND SILT)
   LAYING CONDITIONS: 3

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	

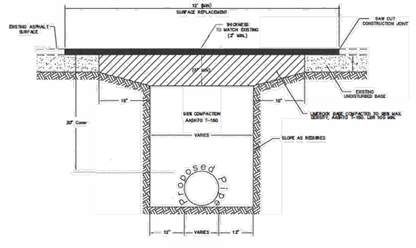


NOTES:
1. ALL PIPE SHALL REQUIRE INSULATED TRACER WIRE CAPABLE OF DETECTION AND SHALL BE TAPED EVERY 10' TO TOP CENTERLINE OF THE PIPE.
2. WIRE IS TO BE CONNECTED TOGETHER USING AN UNDERGROUND WIRE NUT WITH A SILICON BASED SEALANT.
3. SEE "TRACER WIRE" SPECIFICATIONS.

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	



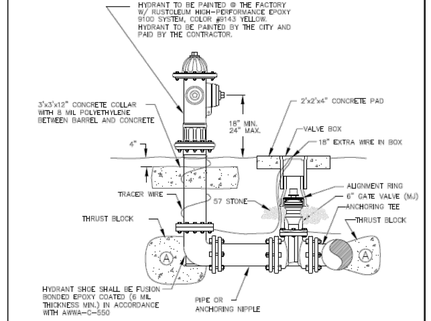
(CITY) PAVEMENT OPEN-CUT DETAIL
NTS

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	



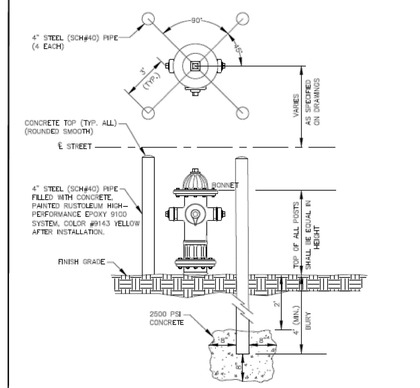
NOTES:
1. CITY CREWS WILL APPLY FINISH PAINT COAT.
2. HYDRANT RISERS WILL NOT BE PERMITTED.
3. FIRE HYDRANT WILL HAVE 16—8 TYPE 304 STAINLESS STEEL BOLTS AND NUTS (BONNET, TRAFFIC FLANGE AND SHOE).
4. SEE "FIRE HYDRANTS" SPECIFICATIONS.
5. PAINT PAD BY THE CONTRACTOR.

(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	

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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	1/16/2025	RESPONSE TO CITY OF COCOA COMMENTS	RAC
5	12/22/2025	RESPONSE TO SJRWMD COMMENTS	RAC
4	7/25/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
3	2/27/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	RAC
2	10/2/2024	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

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
www.mei-partners.com

SHEET
C502

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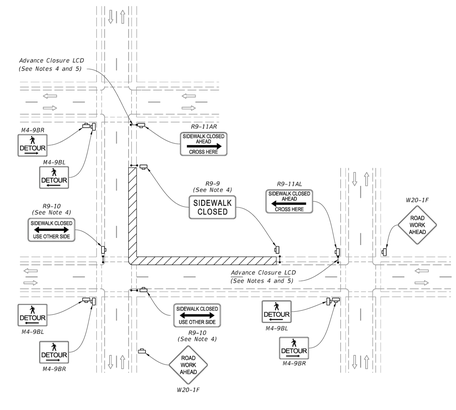
FILE M:\Drive\MEI Partners - Projects\149 Blue Reed Apt\001 Cocoa Village\CADD\Print\MEI Details P2 PT 149001.dwg

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

9/30/2024 11:11:04 AM

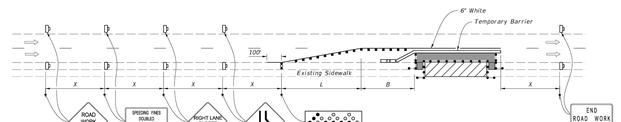
LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/20	REVISION				102-660	1 of 2

NOTES:

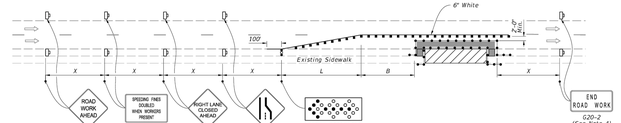
1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide 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:

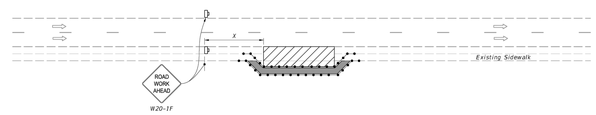
- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)



PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 45 mph or Less)

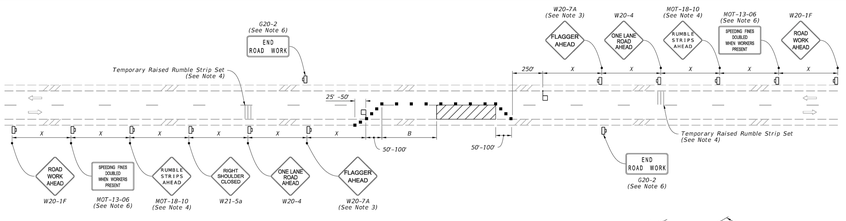


PEDESTRIAN SPECIAL DETOUR

9/30/2024 11:11:11 AM

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.



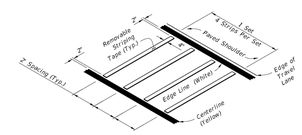
NOTES:

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

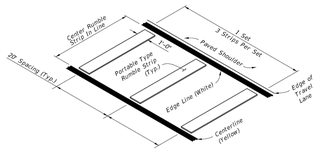
   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted 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

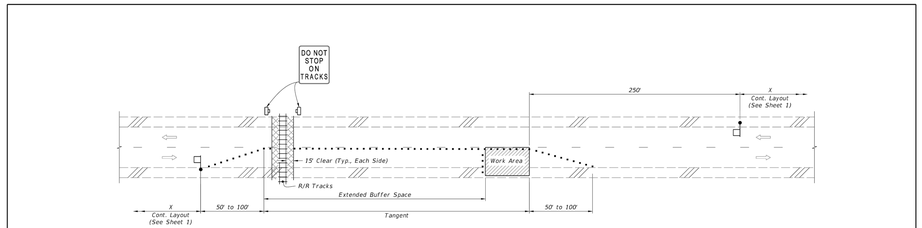


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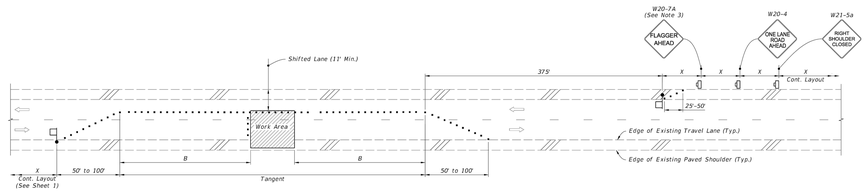
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LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
11/01/21	REVISION				102-603	1 of 2



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

9/30/2024 11:11:55 AM

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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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

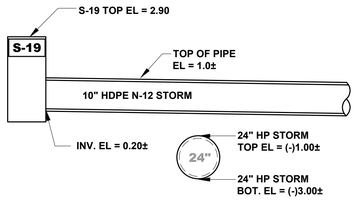
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Winter Park, FL 32792
CA 33154
P: 321.203.2852 | F: 321.203.2948
www.meipartners.com

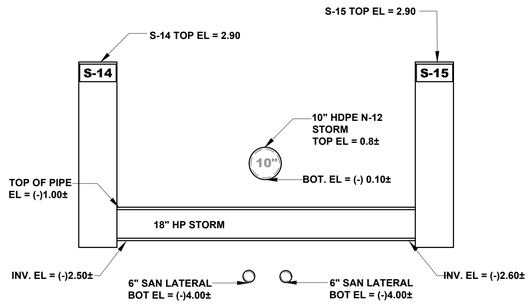
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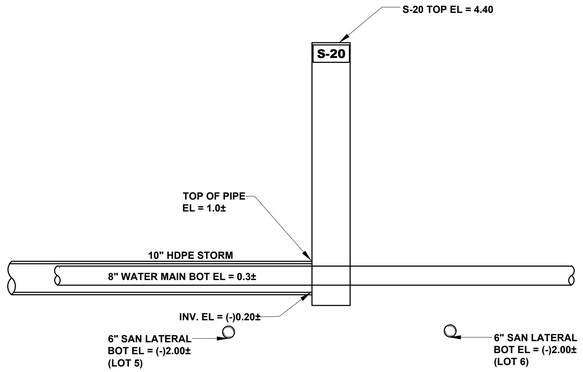
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CONTRACTOR TO UTILIZE CITY OF COCOA STORM DRAIN CROSSING DETAIL SHOWING STORM AND WATER UTILITY CROSSING SPECIFICATIONS PROVIDED ON SHEET C502.



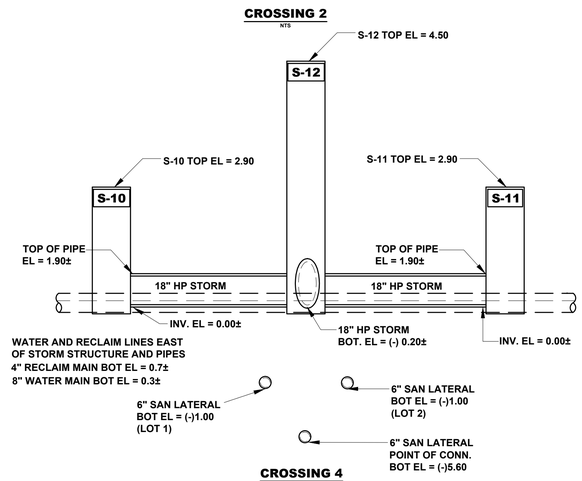


CROSSING 1
NTS

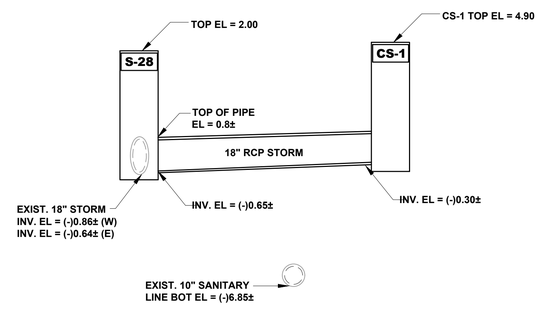


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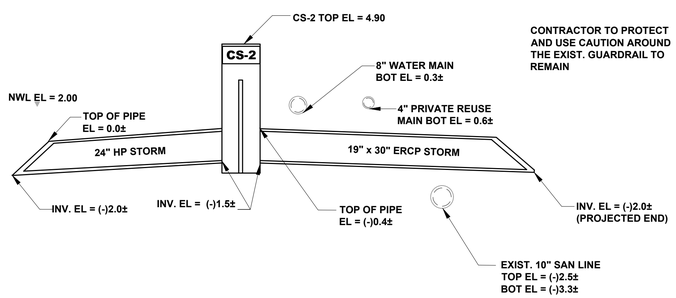
CROSSING 2
NTS



CROSSING 4
NTS



CROSSING 5
NTS



CROSSING 6
NTS

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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

UTILITY CROSSING DETAILS

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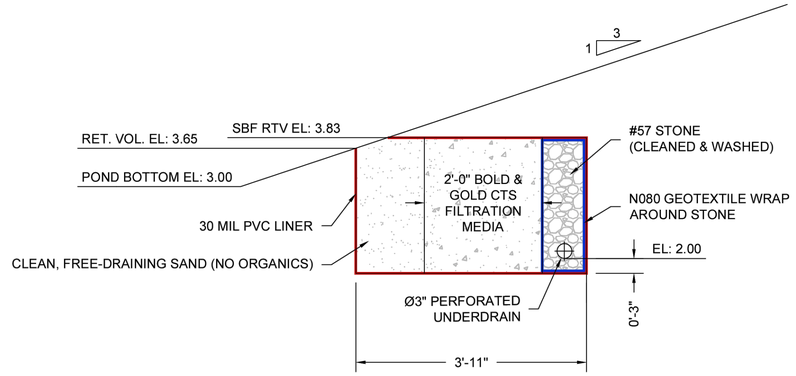
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MATERIAL QUANTITIES	
FILTER LENGTH	47 LF
PERFORATED UNDERDRAIN LENGTH	46 LF
SAND SECTION AREA	3.22 SF
SAND BANK VOLUME	151 CF
BOLD & GOLD SECTION AREA	4.60 SF
BOLD & GOLD BANK VOLUME	216 CF
#57 STONE SECTION AREA	1.72 SF
#57 STONE BANK VOLUME	81 CF
N080 SEPARATION GEOTEXTILE	330 SF
30 MIL PVC LINER	632 SF

SIDE BANK FILTER SECTION
COCOA VILLAGE BAY ESTATES
COCOA BEACH, FL

FERGUSON WATERWORKS

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TYPICAL SIDE BANK FILTER SECTION DETAIL

SMF-1

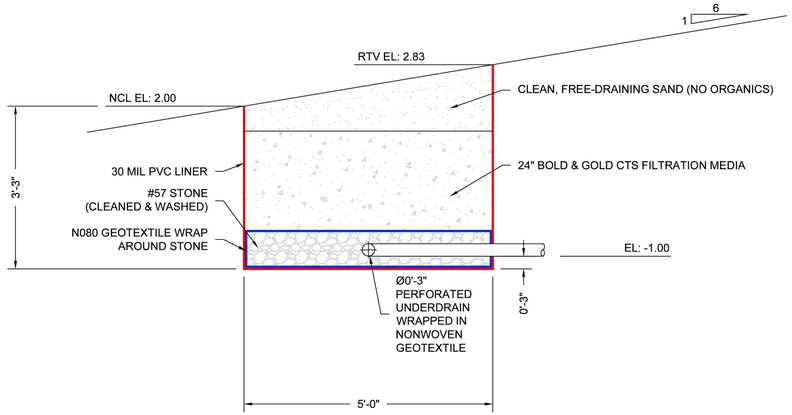
NTS

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
COCOA VILLAGE BAY ESTATES
COCOA BEACH, FL

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TYPICAL SIDE BANK FILTER SECTION DETAIL

SMF-2

NTS

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JOB NO. 149001
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149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES
DIXON BOULEVARD
COCOA FLORIDA

SIDE BANK FILTER SECTIONS

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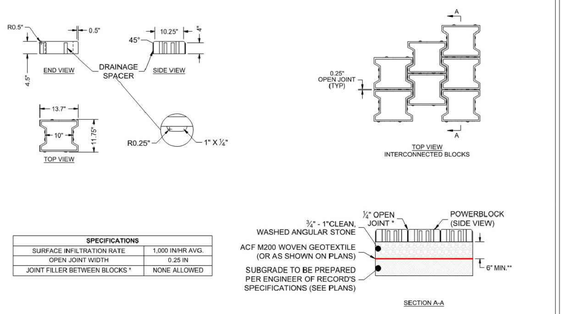
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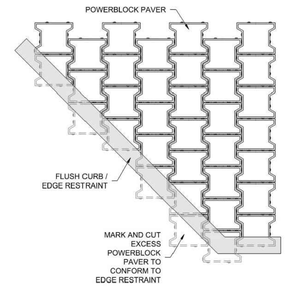


SPECIFICATIONS	
SURFACE INFILTRATION RATE	1,000 IN/HR AVG.
OPEN JOINT WIDTH	0.25 IN
JOINT FILLER BETWEEN BLOCKS *	NONE ALLOWED

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NOT TO SCALE 10/29/24

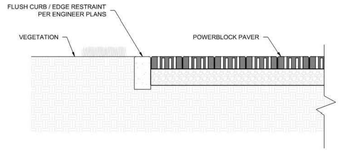
POWERBLOCK STANDARD DETAIL AND SECTION



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POWERBLOCK EDGE CUT DETAIL

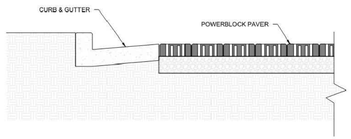


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POWERBLOCK W/ EDGE RESTRAINT & GRASS DETAIL

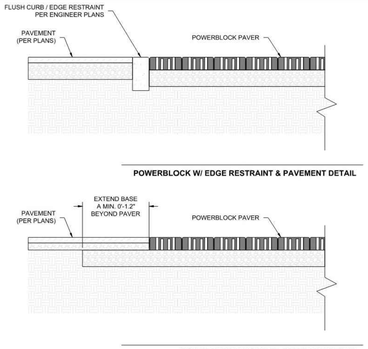
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POWERBLOCK W/ GUTTER EDGE RESTRAINT DETAIL



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POWERBLOCK W/ PAVEMENT AND WITH AND WITHOUT EDGE RESTRAINT DETAIL

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.

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.

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

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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	7/25/2025	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

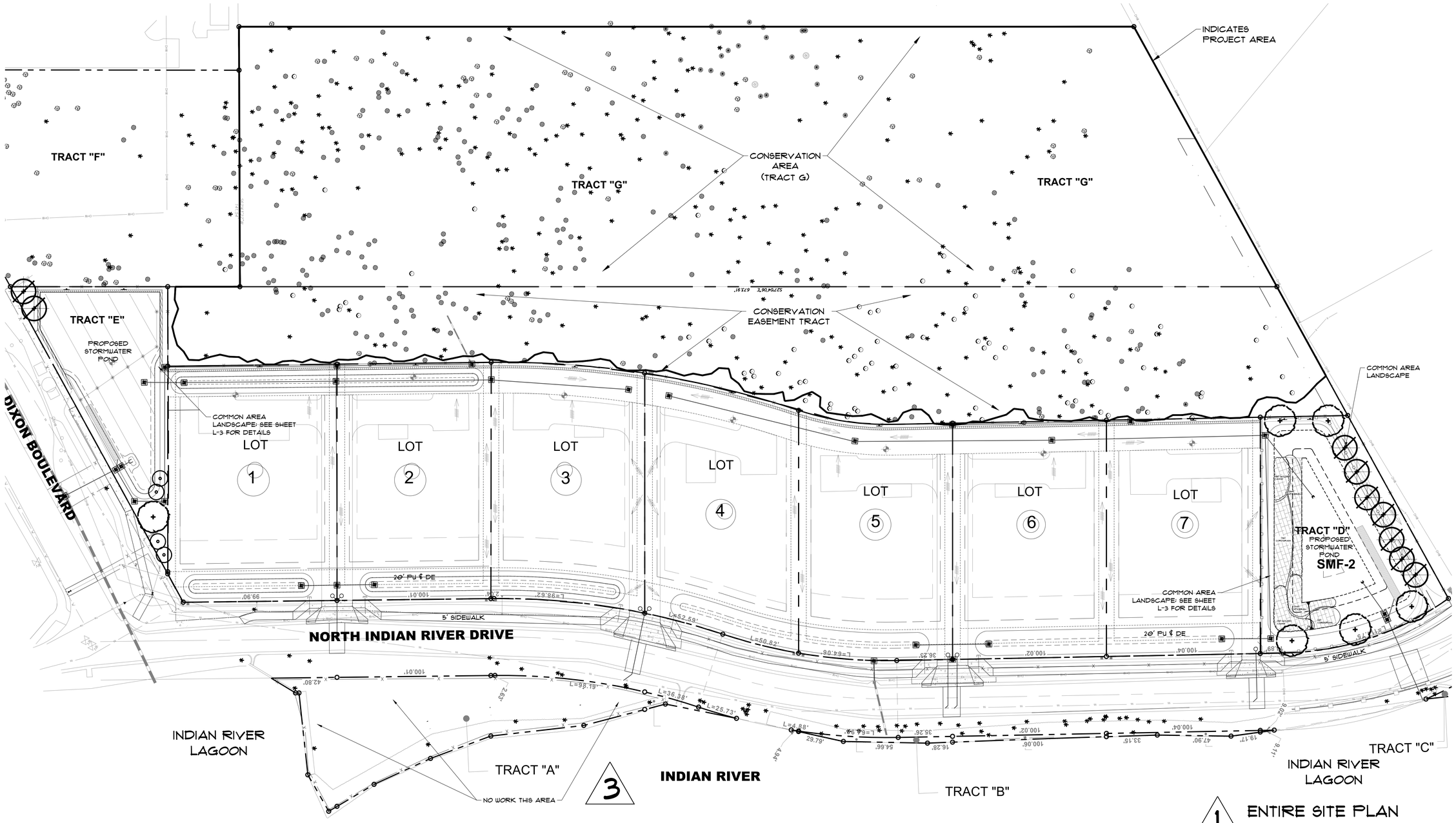
COCOA VILLAGE BAY ESTATES
DIXON BOULEVARD
COCOA FLORIDA

DRIVEWAY PAVER DETAILS

SHEET C506

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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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 OF FLORIDA — 7/16/2025

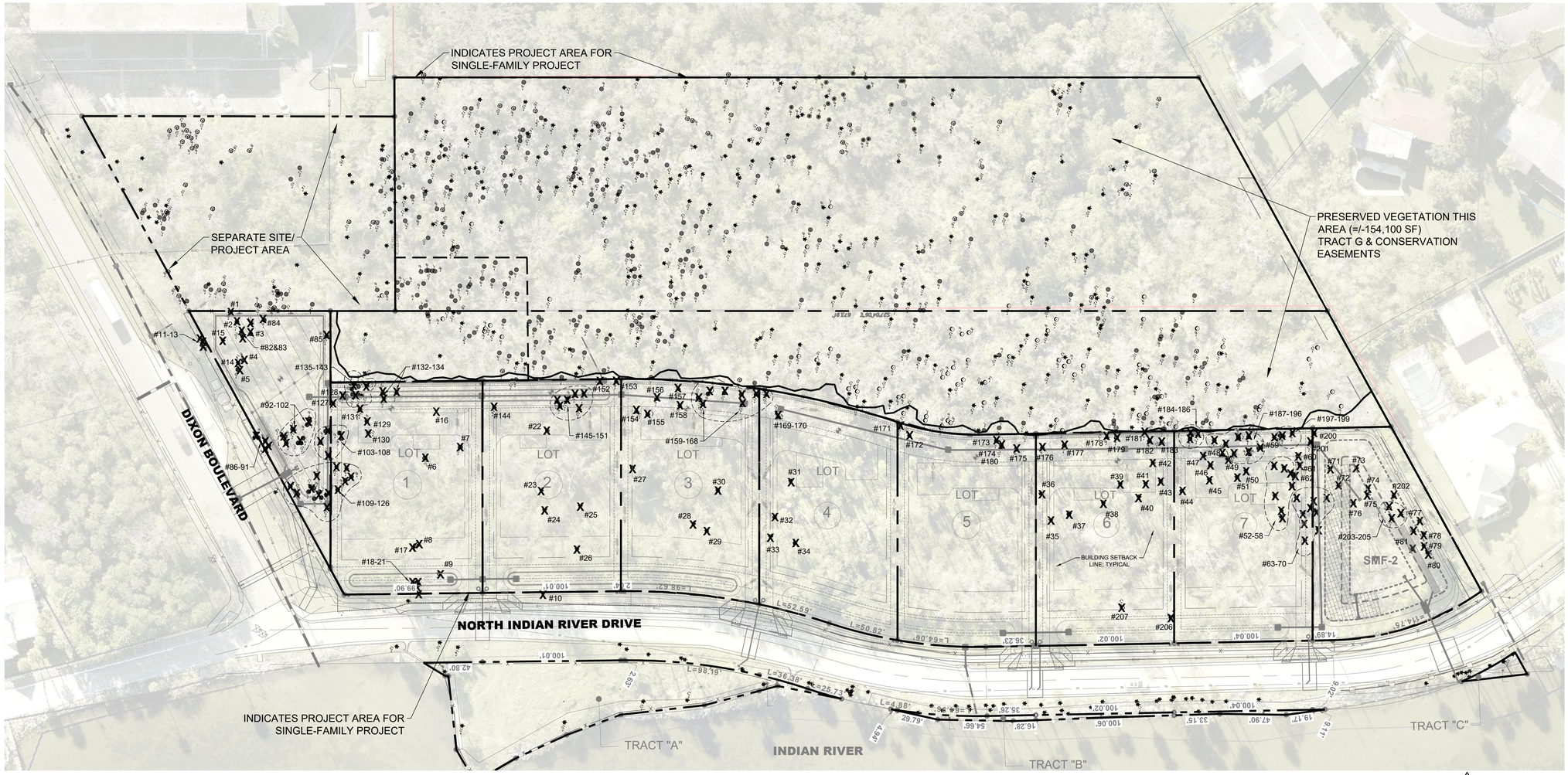
KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, It's free, It's the law.
Call 811 two business days before digging

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		3
156	Red bay (Persea borbonia)	11	Remove		3
157	Sabal Palm (Sabal palmetto)	12	Remove		3
158	Sabal Palm (Sabal palmetto)	10	Remove		3
159	Red bay (Persea borbonia)	10	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.
Call 811 two business days before digging

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.

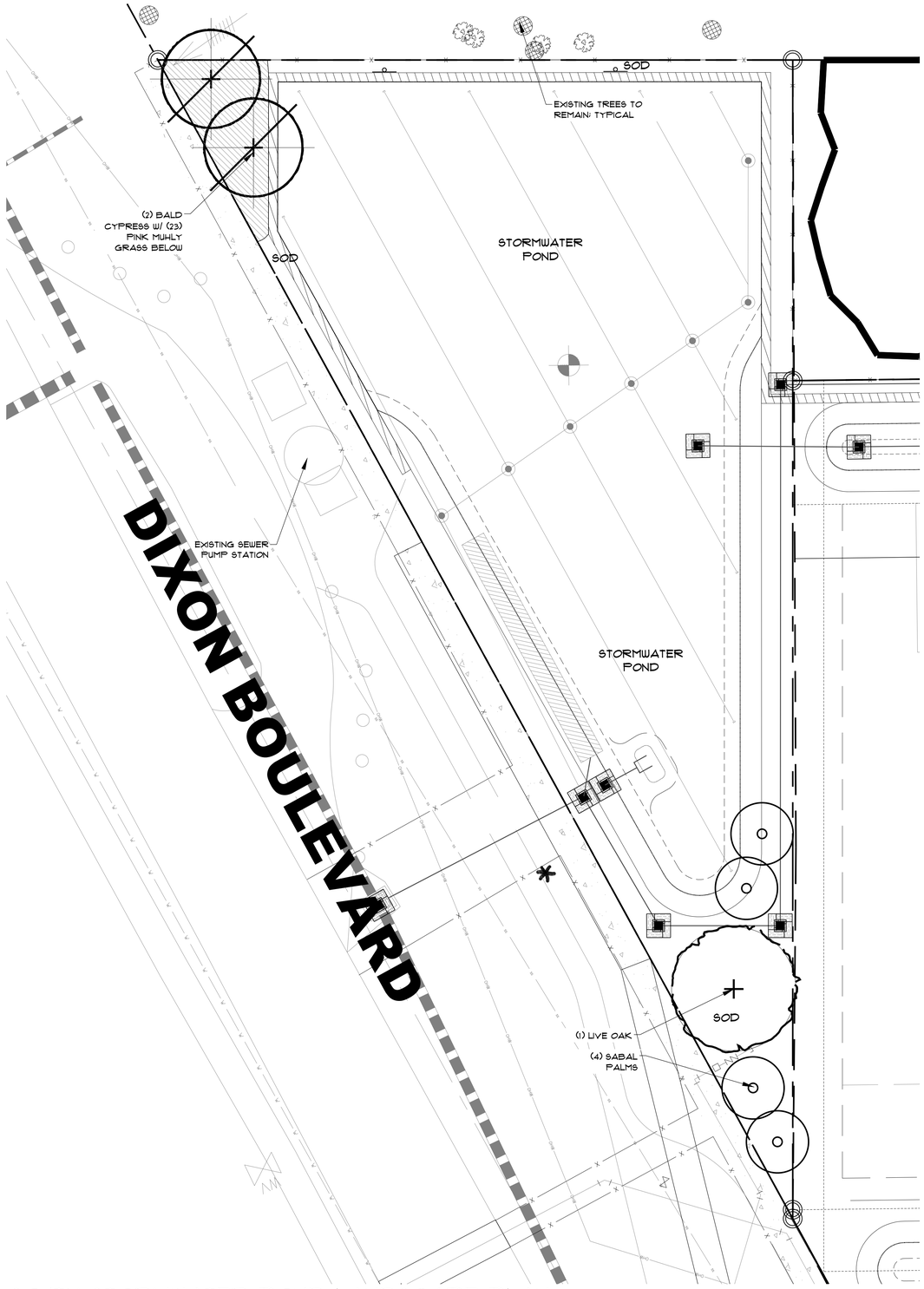
NOTES:

REGISTERED LANDSCAPE ARCHITECT RICHARD POLLACK LA6667282 STATE OF FLORIDA

SHEET TITLE:
Vegetation Plan

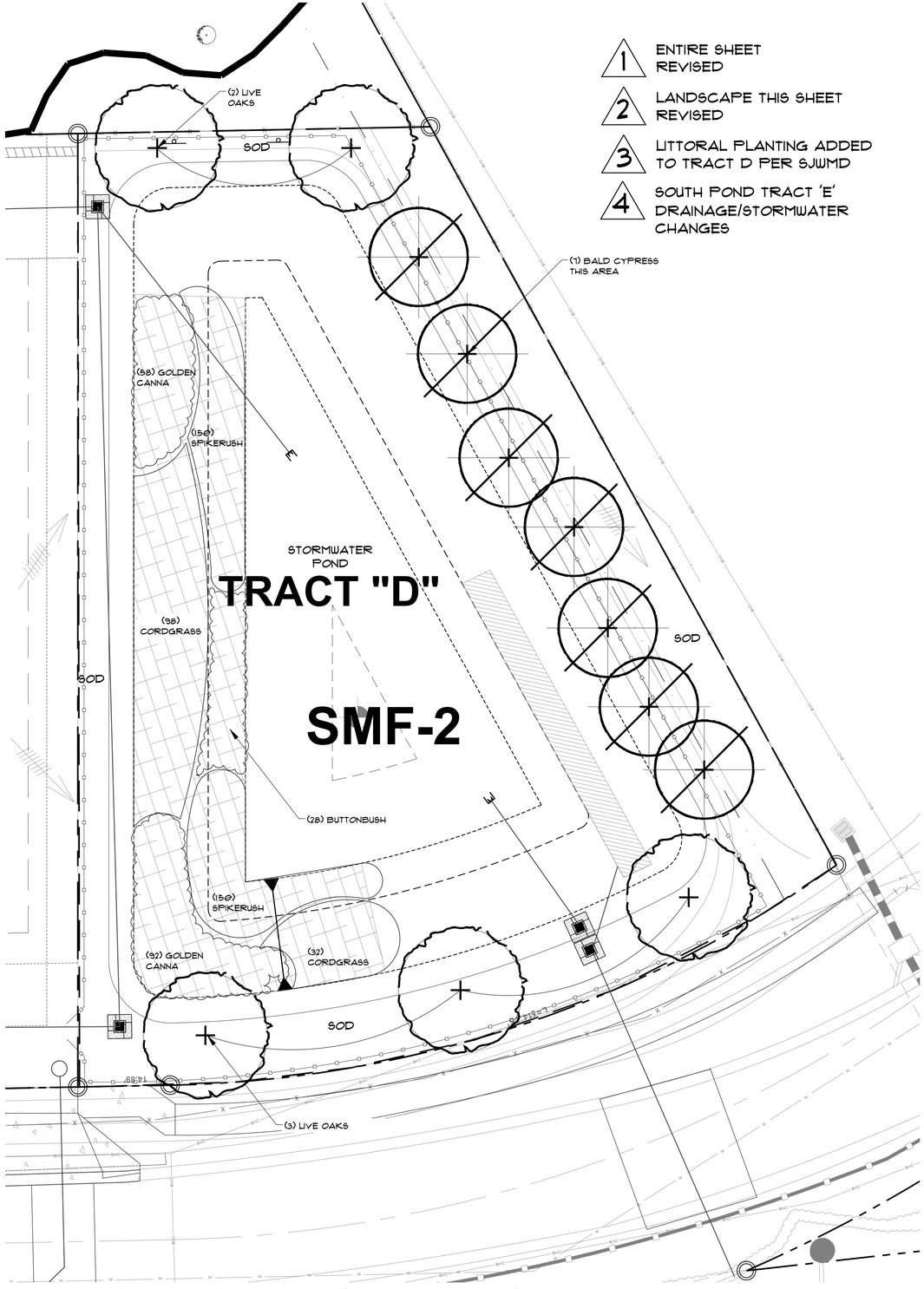
SCALE: 1"= 40'

SHEET: L-2 OF: 5



SOUTH STORMWATER POND LANDSCAPE PLAN

SCALE: 1"=10'-0"



NORTH STORMWATER POND LANDSCAPE PLAN

SCALE: 1"=10'-0"

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.

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.
6.

NOTES:

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. POLLACK
LA6667282
STATE
FLORIDA
10/6/2025

SHEET TITLE:
Common Area Landscape Plans

SCALE: 1"= 10'

SHEET: L-3 OF: 5

0' 5' 10' 20' 30'

SCALE: 1" = 10'-0"

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
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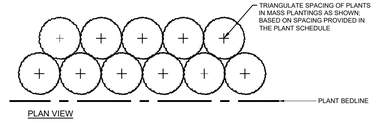
COCOA VILLAGE SUBDIVISION		
LANDSCAPE CALCULATIONS		
CITY OF COCOA		
ZONED:	RU-1-7	
PROJECT AREA (SF)	6.99 ACRES	

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)

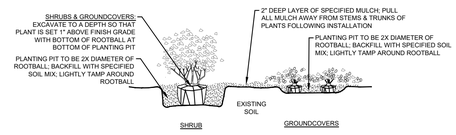
TOTAL MITIGATION INCHES REQUIRED	**678**
TOTAL PALM INCHES PROPOSED WITHIN COMMON AREAS (REFER TO PLANT SCHEDULE); LESS THAN 35% OF TOTAL INCHES	**40**
TOTAL TREE INCHES PROPOSED WITHIN COMMON AREAS (REFER TO PLANT SCHEDULE); LESS THAN 35% OF TOTAL INCHES	**75**
TOTAL TREE INCHES PROPOSED FOR THE (7) 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

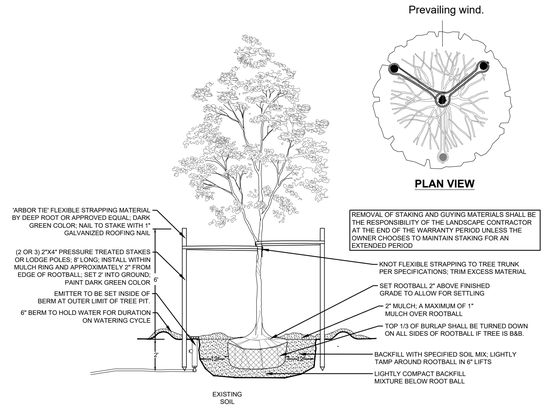


PLAN VIEW



SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.



PLAN VIEW

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.

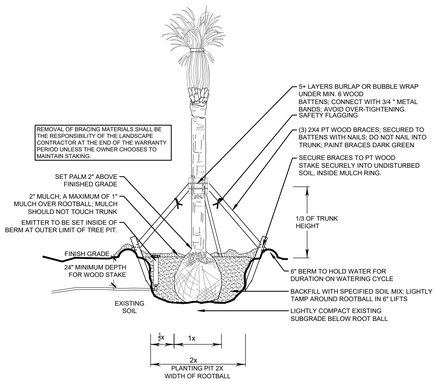
AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED TO IRRIGATION COVERAGE TO ALL NEW LANDSCAPE AREAS

1 ENTIRE SHEET REVISED

2 ENTIRE SHEET REVISED

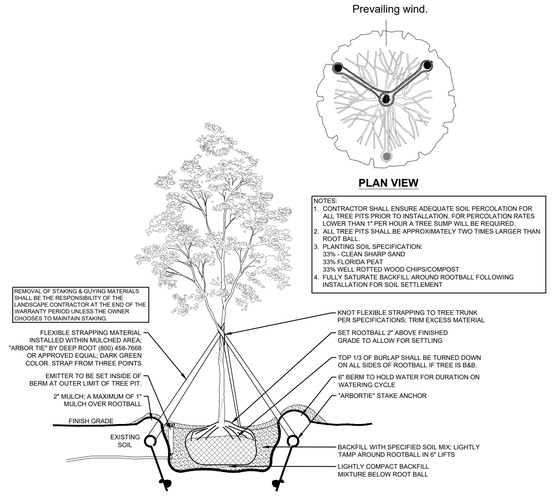
3 LITTORAL PLANTING ADDED TO TRACT D PER SJWMD

4 SOUTH POND TRACT 'E' DRAINAGE/STORMWATER CHANGES



PALM PLANTING DETAIL

N.T.S.



PLAN VIEW

NOTES:
1. CONTRACTOR SHALL ENSURE ADEQUATE SOIL PERCOLATION FOR ALL TREE PITS PRIOR TO INSTALLATION. FOR PERCOLATION RATES LOWER THAN 1" PER HOUR A TREE SUMP WILL BE REQUIRED.
2. ALL TREE PITS SHALL BE APPROXIMATELY TWO TIMES LARGER THAN ROOT BALL.
3. PLANTING SOIL SPECIFICATION:
   33% - CLEAN SHARP SAND
   33% FLORIDA PEAT
   33% WELL ROTTED WOOD CHIPS/COMPOST
4. FULLY SATURATE BACKFILL AROUND ROOTBALL FOLLOWING INSTALLATION FOR SOIL SETTLEMENT

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 — ROBERT POLLACK — LA6667282 — STATE OF FLORIDA — 1/6/2026

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:

1.
2.
3.
4.
5.
6.

NOTES:

REGISTERED LANDSCAPE ARCHITECT
RONALD W. POLLACK
LA6667282
STATE OF FLORIDA
5/12/2023

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.

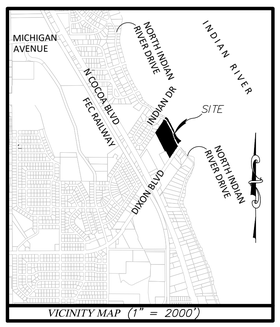
PARCEL 4

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.

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".



VICINITY MAP (1" = 2000')

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

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

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'

NORTH
GRAPHIC SCALE
0' 20' 40'
1" = 40'

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

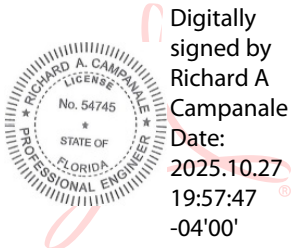
Rev. Date: October 27, 2025

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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- B. FIRE FLOW DEMAND HYDRANT #0497 (OPEN)

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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.

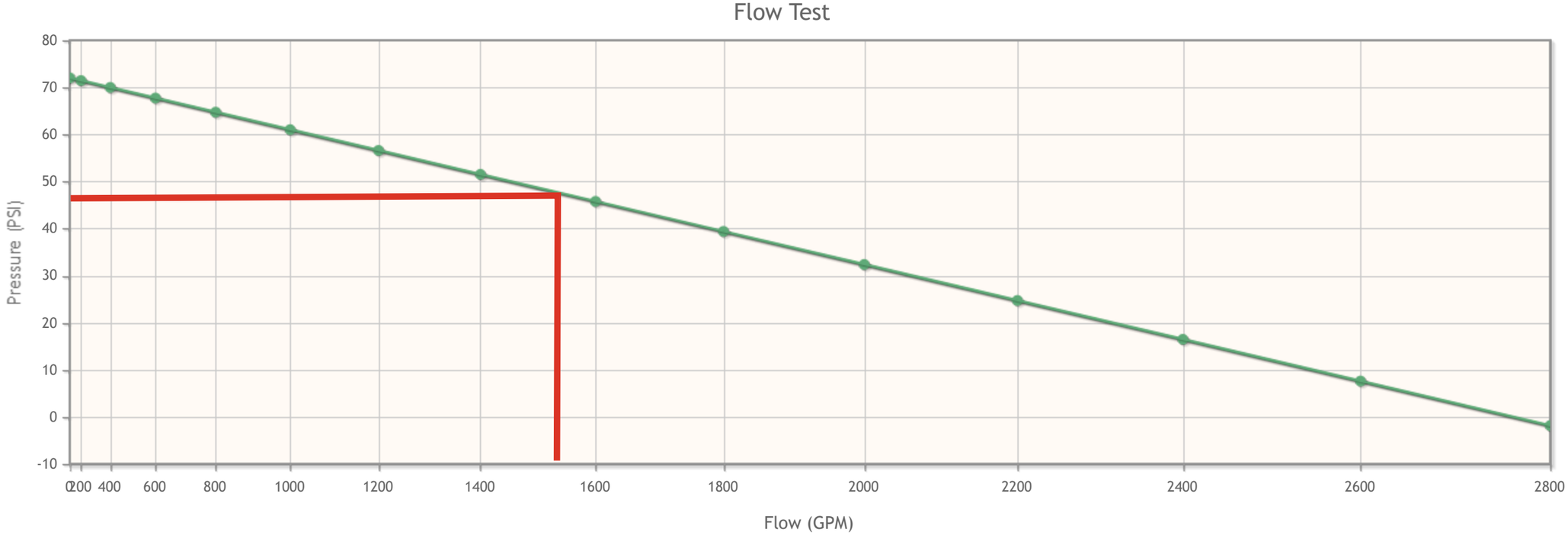
Graph Points

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

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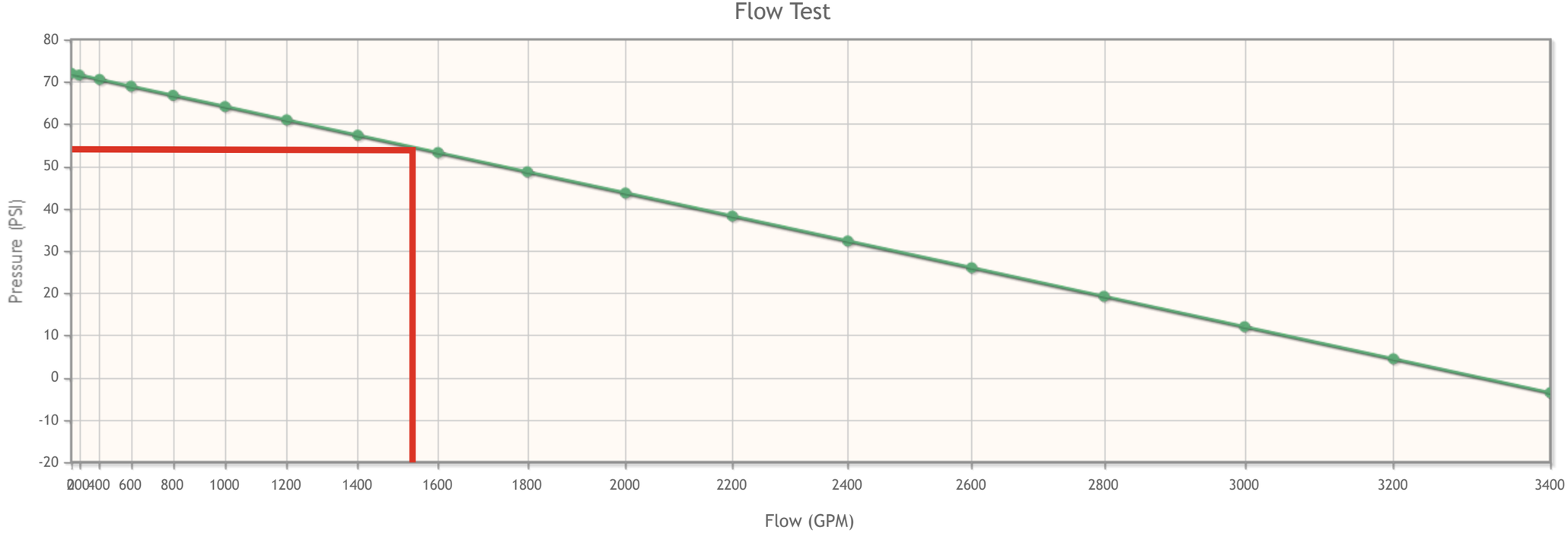
Graph Points

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

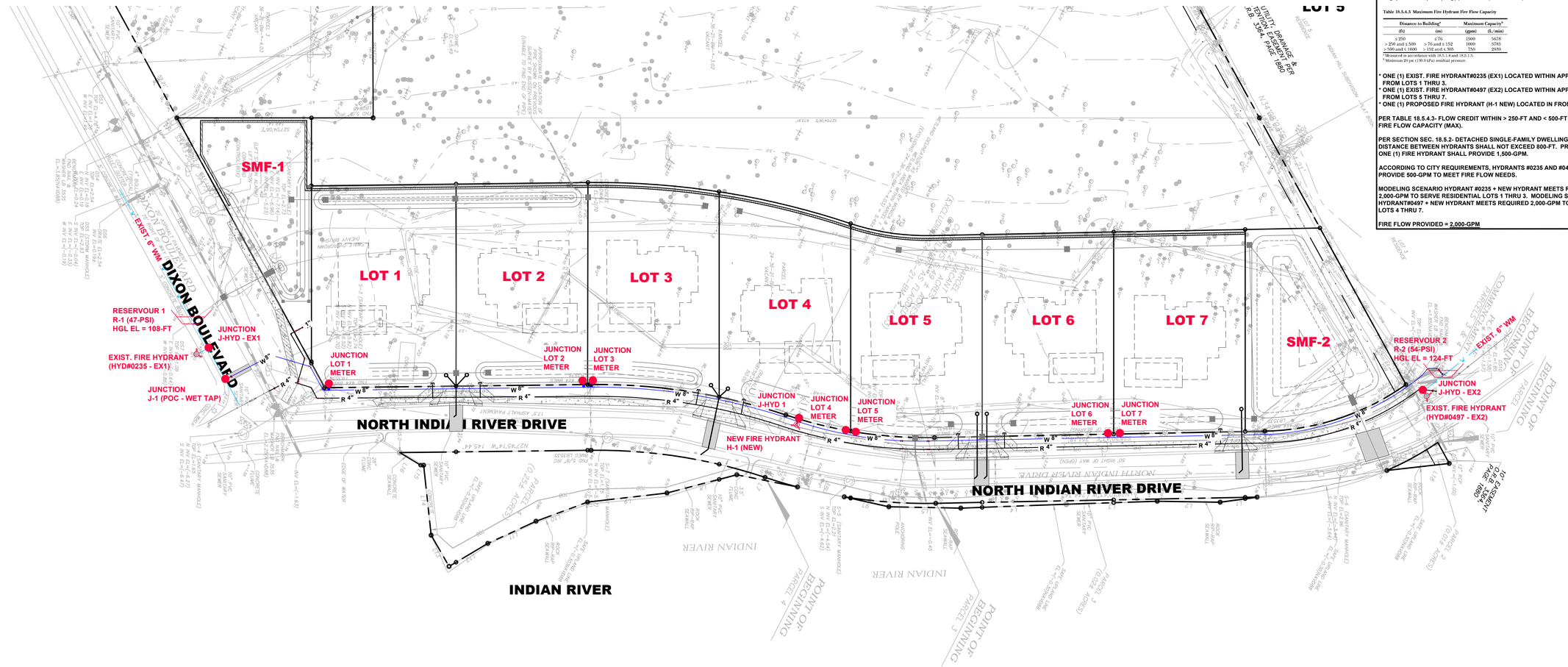
VI. FIRE FLOW ANALYSIS RESULTS

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

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			
5			
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	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

WATER MAIN MODEL NODAL DIAGRAM

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SHEET
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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 To 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]

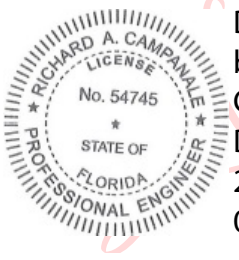
NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

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:*
 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 not 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

MODICA & ASSOCIATES
302 Mohawk Road
Clermont, Florida 34715
P: (352) 394-2000
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Geosyntec consultants

11301 Corporate Boulevard, Suite 305
Orlando, FL 32817
PH 407.321.7030
www.geosyntec.com

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
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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.

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Principal Engineer
tamstadt@geosyntec.com
321-249-9361

Mark Ellard, PE, CFM, D.WRE, ENV SP
Senior Principal
mellard@geosyntec.com
321-249-9360

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

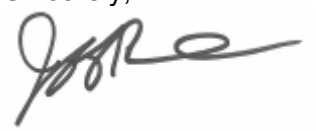
Rob Bradley, CHAIR FLEMING ISLAND
Maryam H. Ghyabi-White, VICE CHAIR ORMOND BEACH
J. Chris Peterson, SECRETARY WINTER PARK
Cole Oliver, TREASURER MERRITT ISLAND
Ryan Atwood MOUNT DORA
Doug Bournique VERO BEACH
Douglas Burnett ST. AUGUSTINE
Ron Howse COCOA
Janet Price FERNANDINA BEACH

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

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

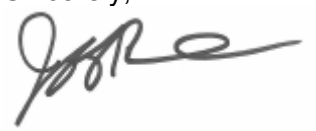
Rob Bradley, CHAIR FLEMING ISLAND
Maryam H. Ghyabi-White, VICE CHAIR ORMOND BEACH
J. Chris Peterson, SECRETARY WINTER PARK
Cole Oliver, TREASURER MERRITT ISLAND
Ryan Atwood MOUNT DORA
Doug Bournique VERO BEACH
Douglas Burnett ST. AUGUSTINE
Ron Howse COCOA
Janet Price FERNANDINA BEACH

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

BRAFORD
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.

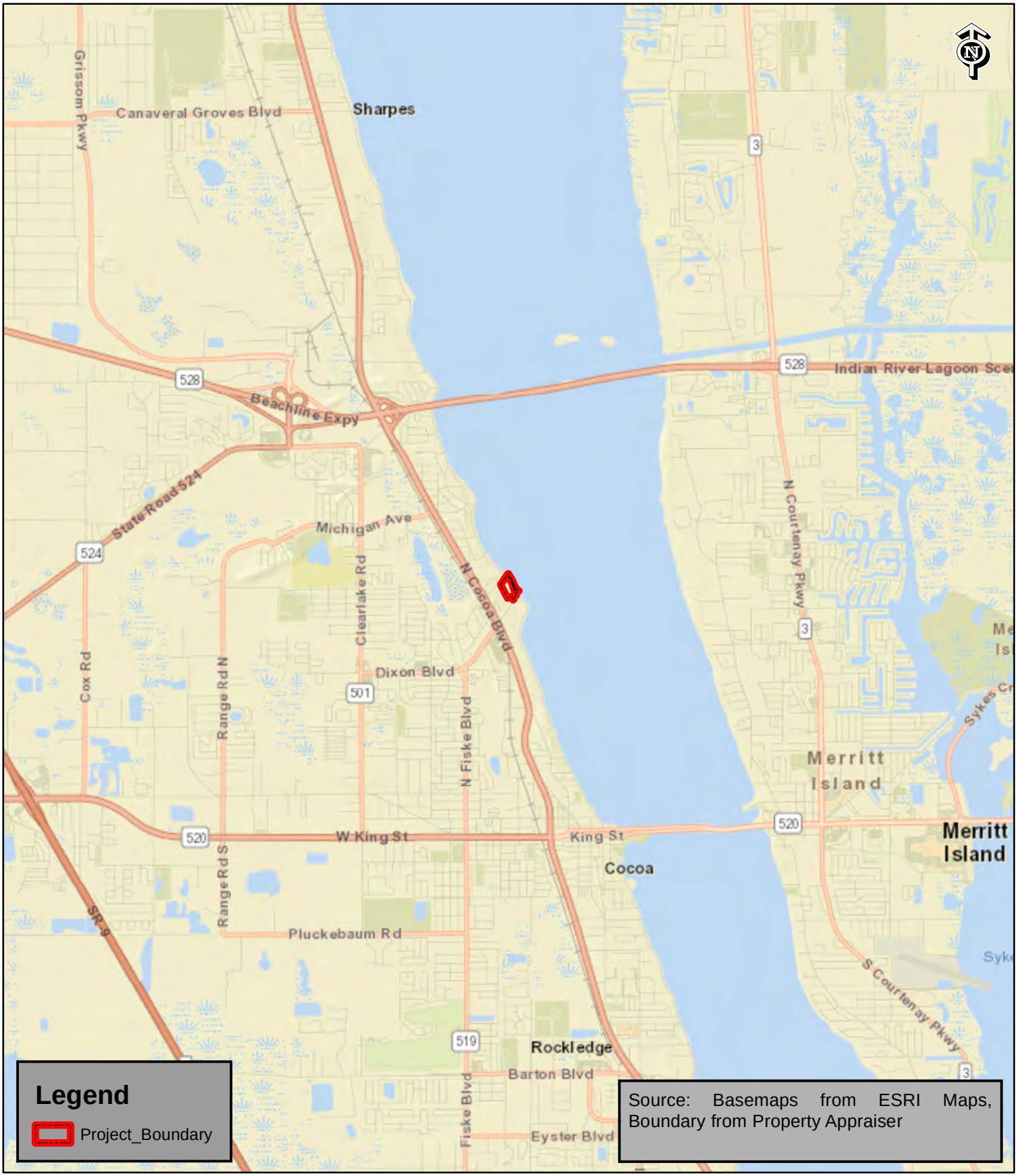
Florida Fish and Wildlife Conservation Commission, Eagle Nest Locator (http://wildflorida.org/eagle/eaglenests

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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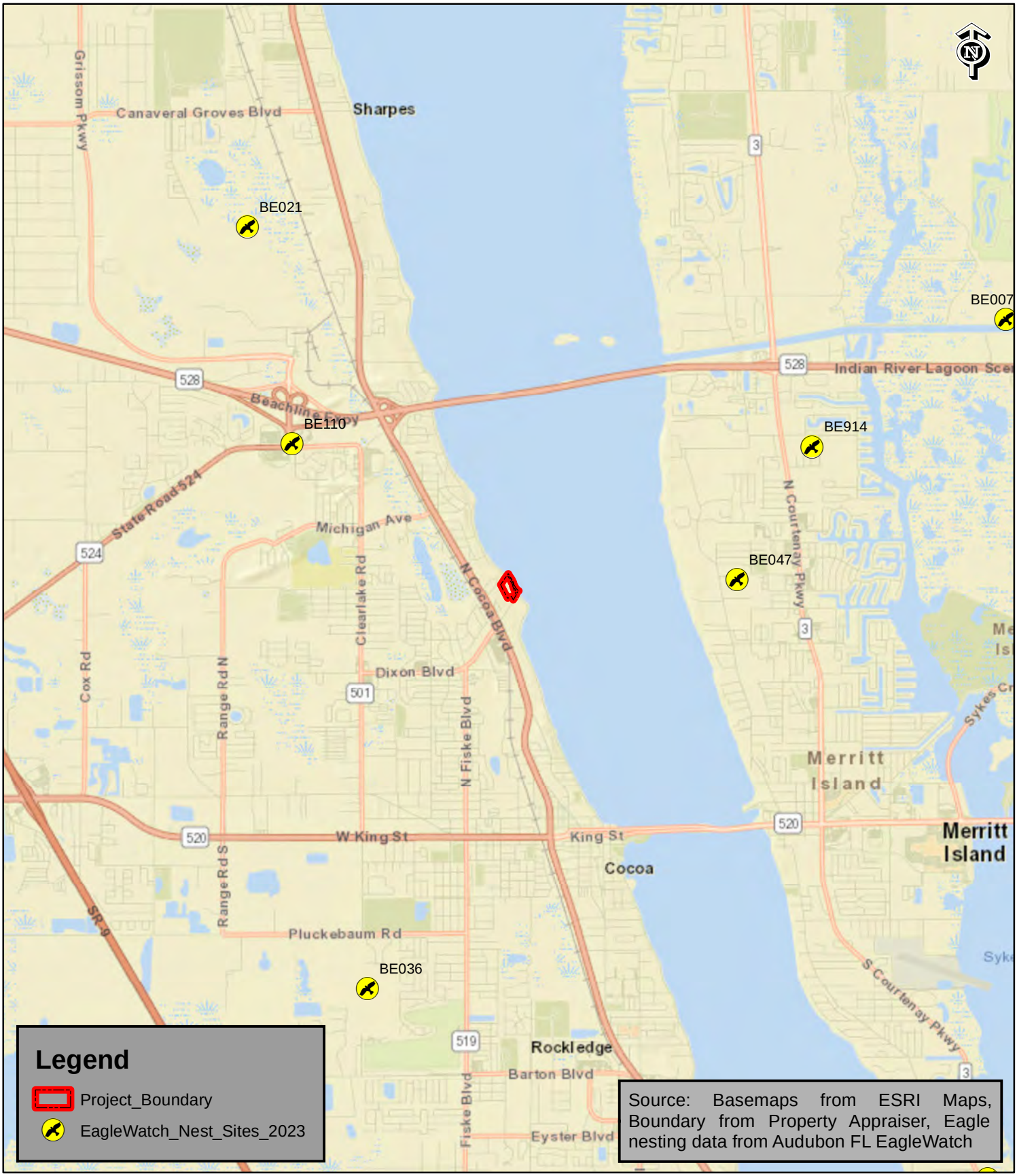


Cocoa Village Estates

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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2333 Ponce De Leon, Suite 630
Coral Gables, FL 33134

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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.

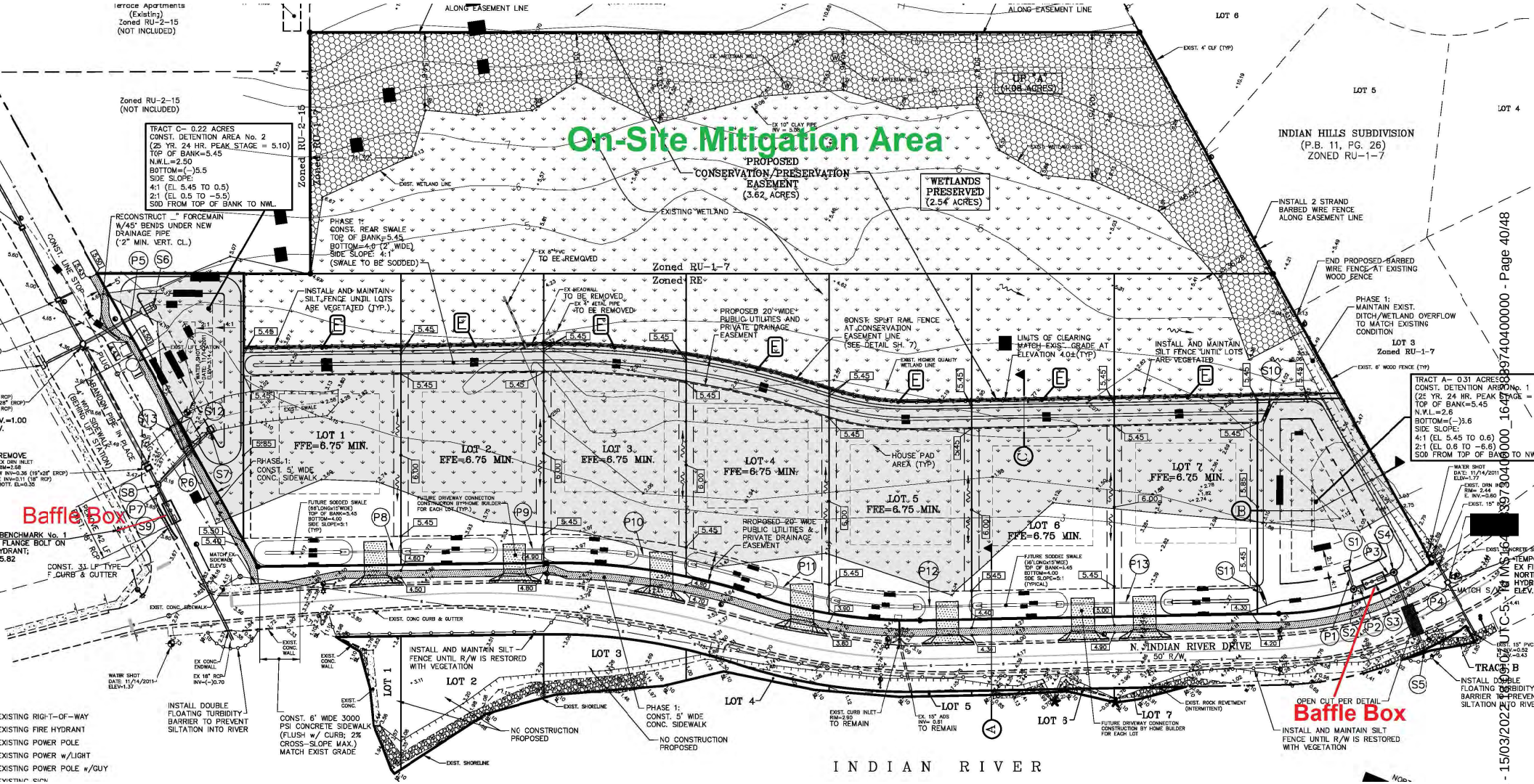
Adaptive Management Plan

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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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
Attachment 5 of 5

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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.

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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.



NORTH

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.)

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) 433–8770
CONTACT: GEORGE TOLLEY

SUNSHINE 811
(800) 432-4770

FLORIDA CITY GAS
BREVARD/PSL SERVICE CENTER
4180 S. U.S. HIGHWAY NO. 1
ROCKLEDGE, FL 32955
PHONE: (321) 638–3410
CONTACT: BOOK KRENNHAGEN
ENGINEERING MANAGER

PROJECT CONTACTS

ENGINEER:
BUSSEN–MAYER ENGINEERING GROUP, INC.
100 FARRELL 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 FARRELL 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



VICINITY MAP
N.T.S.

U.S. Army Corps of Engineers
Permit # SAJ-2012-00787 (SP-JSC)
Date: 2/11/2019
Drawings 1 of 10
Attachment 1 of 5

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. Mayer, P.E. FLORIDA REGISTERED PROFESSIONAL ENGINEER No. 39394
Digitally signed by Joseph W. Mayer, P.E.
Date: 2018.04.05 17:46:08 -04'00'

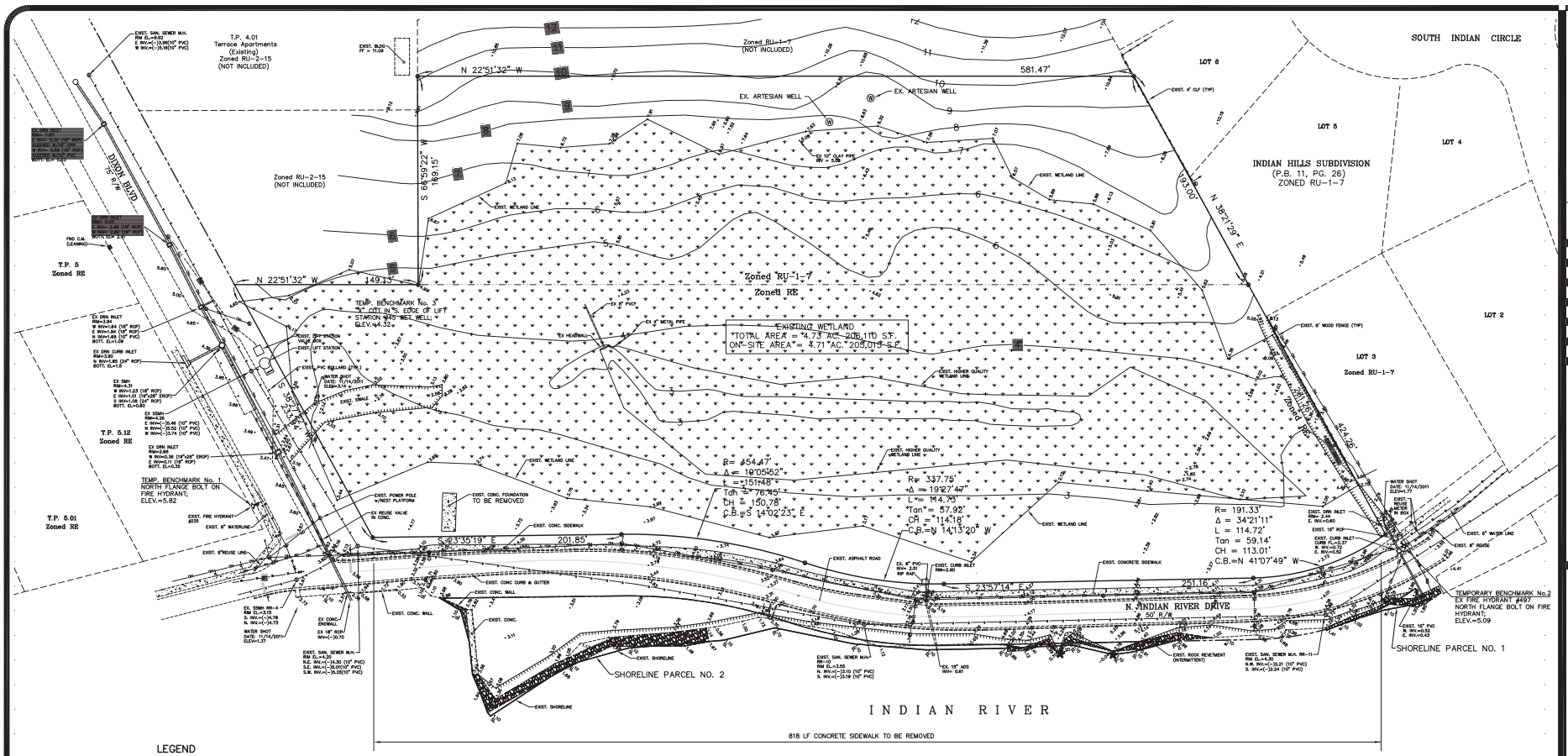
COVER SHEET PREPARED FOR:
RIVER SHORES of COCOA
City of Cocoa Florida

Bussen-Mayer Engineering Group, Inc.
100 FARRELL STREET, SUITE A
MERRITT ISLAND, FLORIDA 32953
PHONE: (321) 453-0010
FAX: (321) 454-6885
CERTIFICATE OF AUTHORIZATION NO. 27000

Date : JAN 13, 2012
Scale : 1" = 100'
Proj. No.: 327907
Sheet No. 1 of 15

Registered by Lieja, Inc. at 1/03/2022 18:09:06 -05'00' MSL84 NAVD88 0.00000 1647

This item has been electronically signed and sealed by Joseph W. Mayer, P.E. on April 5, 2018 using digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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
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.

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
No. 39394
STATE OF FLORIDA
P.E.

EXISTING CONDITIONS PLAN PREPARED FOR:
RIVER SHORES of COCOA
City of Cocoa Florida

Bussen-Mayer Engineering Group, Inc.
CERTIFICATE OF AUTHORIZATION NUMBER 00000104
1005 Florida Ave. Rockledge, Florida 32955 (321) 636-2404

Date : JAN 13, 2012
Scale : 1" = 40'
Proj. No.: 327907
Sheet No. 2 of 15

ISSUED FOR PERMITTING PURPOSES ONLY

Registered by Lieja, LLC at 1/10/2022 18:09:06 MST ID: 0000104 Page 1 of 1

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.

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

NORTH
SCALE: 1" = 40'
GRAPHIC SCALE
40' 0' 20' 40' 80'
(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
3.00'
57.05'
213.54'
N.T.S.
N 22°51'32" W 149.13'
46.85'
63.15'
110.00'
N 22°51'32" W 695.29'
102.28'
3.00'
100.00'
110.80'
Tract C 9560 sq.ft. 0.22 acres
N 23°35'19" W 110.01'
20.00' PUBLIC UTILITIES & PRIVATE DRAINAGE EASEMENT
209.90'
99.90'
CONSERVATION EASEMENT
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
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'
N 23°57'14" W 100.02'
296.04'
156.81'
39.21'
S 23°57'14" E 58.75'
3.60'
5.00' PUBLIC UTILITIES & PRIVATE DRAINAGE EASEMENT (TYP.)
20.00' PUBLIC UTILITIES & PRIVATE DRAINAGE EASEMENT
DIXON ROAD (100.00' WIDE PUBLIC R/W ORB 572, PG 150 AND ORB 710 PG 904)
S 38°27'28" W 213.59'
335.67'
N 67°08'28" E
SET 4"x4" CM; "B-MEG LB 3535 PRM" (TYP.)
S 23°35'19" E 201.85'
100.00'
100.01'
SET RE-BAR AND CAP MARKED "BMEG LB 3535 PRM" DUE TO COQUINA
1.84'
2.48'
148±'
45.39'
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 SETS 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
N 38°27'28" E 50.27'
5.38'±
1.5'±
148'± 142.85'± 40.39' 100.01' 5'± 2.48'
Lot 1 1,965 sq.ft. 0.05 acres
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
M.R.D.	07/31/12
J.J.B.	09/28/12
G.M.	04/18/16
A.H.	05/24/16

Sec.: 20 & 21
Twp.: 24 South
Rng.: 36 East
Design by : JWM
Drawn by : LB
Checked by : JWM

Joseph W. Mayer, P.E. Florida Registration No. 73824 Certificate of Authorization No. 27000

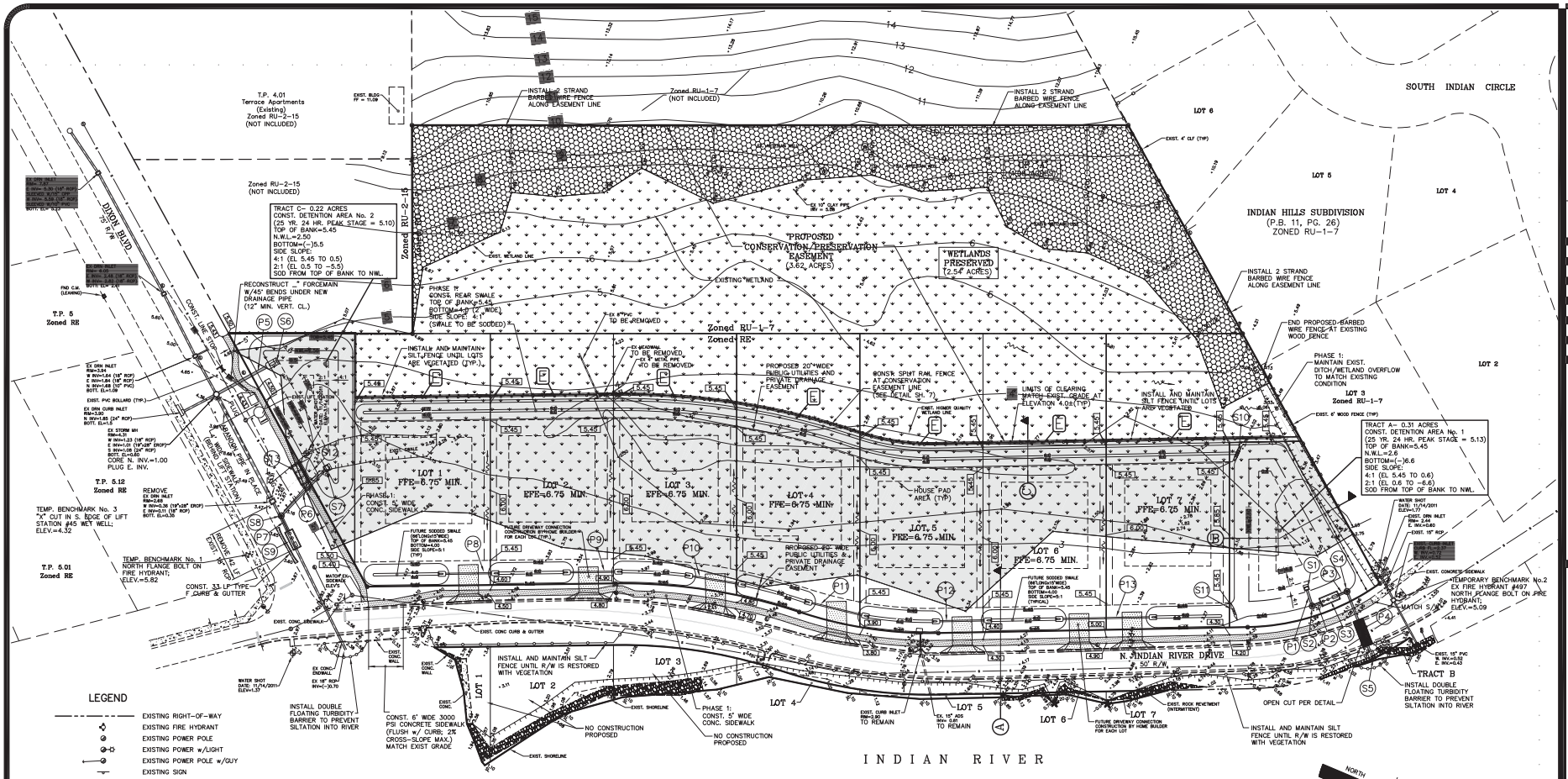
PRELIMINARY PLAT / DIMENSION SHEET PREPARED FOR:
RIVER SHORES of COCOA
City of Cocoa

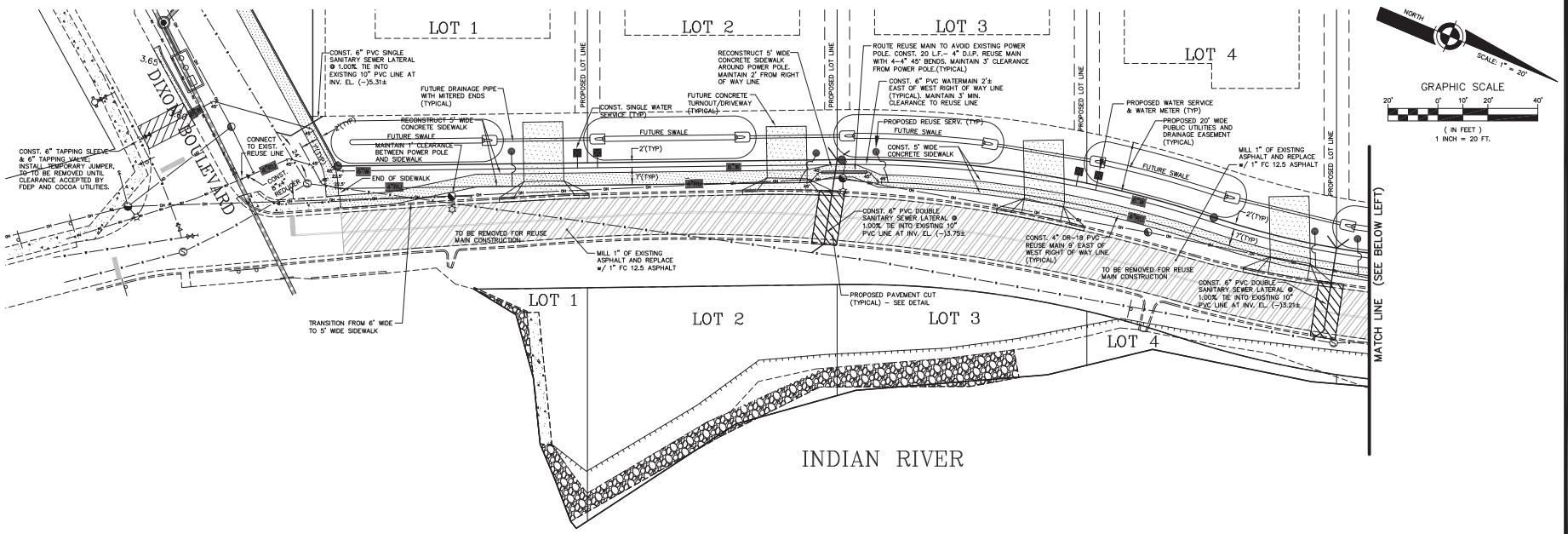
Bussen-Mayer Engineering Group, Inc.
Florida Certificate of Authorization No. 27000

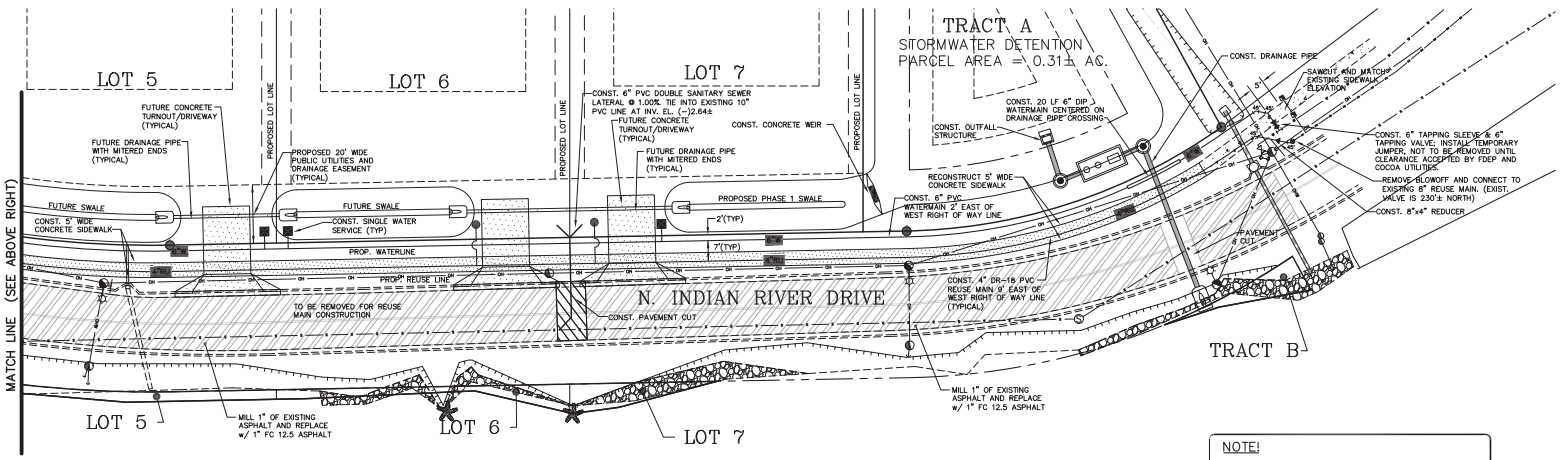
Date : JAN 13, 2012
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Proj. No.: 327907
Sheet No. 4 of 15

Registered by Lieja, Inc. at 10/3/2022 18:09:06 MJT(-4) MYSIG# 980394-000000 A104

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
"PROPOSED CONSERVATION/PRESERVATION EASEMENT (3.62 ACRES)"
"WETLANDS PRESERVED (2.54 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 = 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.
TRACT B
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.
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
CONST. 6' WIDE 3000 PSI CONCRETE SIDEWALK (FLUSH w/ CURB; 2% CROSS-SLOPE MAX.) MATCH EXIST GRADE
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
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
LOT 3 Zoned RU-1-7
RECONSTRUCT 7" FORCEMAIN W/45° BENDS UNDER NEW DRAINAGE PIPE (12" MIN. VERT. CL.)
REMOVE EX DRN INLET
REMOVE EX STORM MH
REMOVE EX. 15" RCP
REMOVE EX. 24" RCP
CONST. 33 LF TYPE-F CURB & GUTTER
EXIST. CONC. SIDEWALK
EXIST. CONC CURB & GUTTER
EXIST. CONC. HEADWALL
EXIST. SHORELINE
EXIST. CURB INLET RIM=5.90 TO REMAIN
EXIST. 15" RCP TO REMAIN
EXIST. ROCK REVETMENT (INTERMITTENT)
FUTURE DRIVEWAY CONNECTION CONSTRUCTION BY HOME BUILDER FOR EACH LOT
FUTURE SODDED SWALE (SELF-UNDISTURBED) BOTTOM OF BANK=5.45 BOTTOM=4.0 SIDE SLOPE=5:1 (TYPICAL)
PROPOSED 20'+WIDE PUBLIC UTILITIES AND PRIVATE DRAINAGE EASEMENT
PROPOSED 20' WIDE PUBLIC UTILITIES & PRIVATE DRAINAGE EASEMENT
CONST. HOMER QUALITY WETLAND LINE
EXIST. WETLAND LINE
EXIST. TREE LINE
EXIST. WOOD FENCE (TYP)
EXIST. 4' CLF (TYP)
EXIST. 6' WOOD FENCE (TYP)
EXIST. 6' CLF (TYP)
EXIST. 24" RCP
EXIST. 18" RCP
EXIST. 15" RCP
EXIST. 12" RCP
EXIST. 10" RCP
EXIST. 8" PVC
EXIST. CONCRETE SIDEWALK
EXIST. CURB INLET RIM=5.90
EXIST. DRN INLET RIM=5.90
EXIST. DRN INLET RIM=5.87
EXIST. DRN INLET RIM=5.90
EXIST. DRN INLET RIM=5.90
EXIST. DRN INLET RIM=5.90





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.
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. 73934, STATE OF FLORIDA, PROFESSIONAL ENGINEER

UTILITIES PLAN PREPARED FOR:
RIVER SHORES of COCOA
City of Cocoa Florida

Bussen-Mayer Engineering Group, Inc.
CERTIFICATE OF AUTHORIZATION NUMBER 00000104

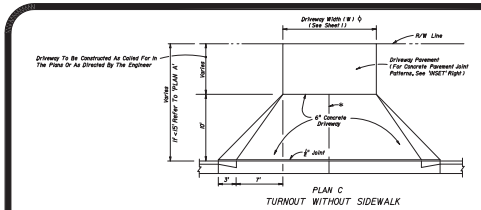
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Scale : 1" = 20'
Proj. No.: 327907
Sheet No. 6 of 15

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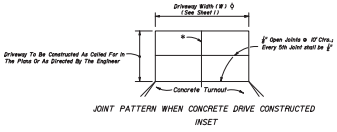
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Page 2 of 2

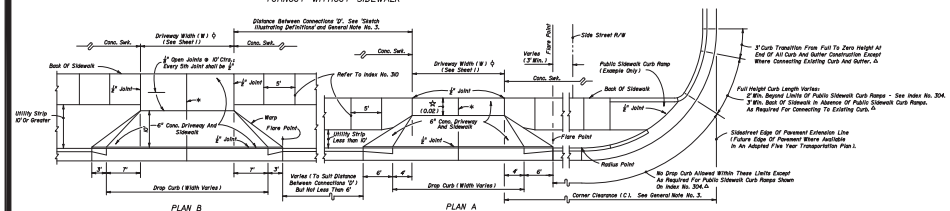
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PLAN C
TURNOUT WITHOUT SIDEWALK



JOINT PATTERN WHEN CONCRETE DRIVE CONSTRUCTED INSET

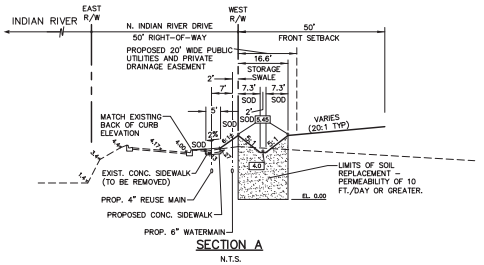


PLAN B
TURNOUT WITH SIDEWALK AND UTILITY STRIP (10'OR GREATER)

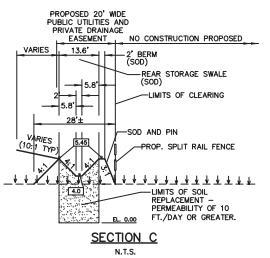
PLAN A
TURNOUT WITH SIDEWALK AND UTILITY STRIP (LESS THAN 10')

Ref. FDOT Index #515

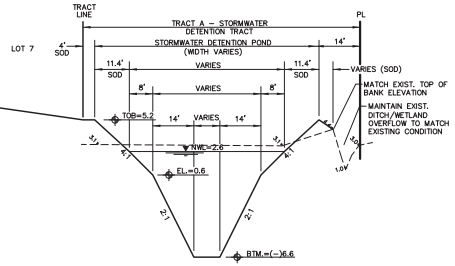
URBAN FLARED TURNOUTS
N.T.S.



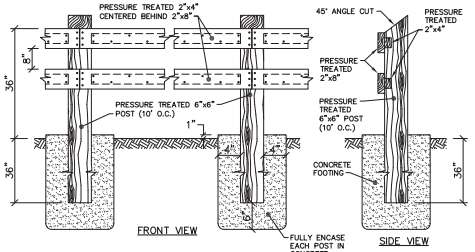
SECTION A
N.T.S.



SECTION C
N.T.S.

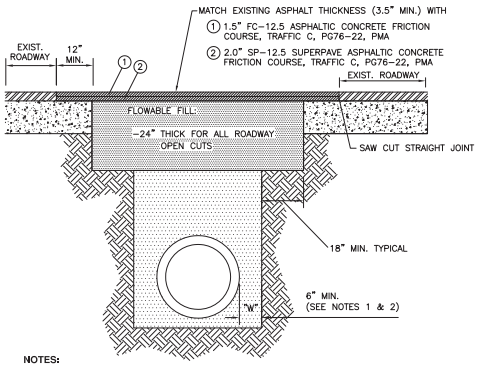


TYPICAL DETENTION POND SECTION-SECTION B
HORIZ. SCALE 1"=20' VERT. SCALE 1"=5'



NOTE: ALL FASTENERS TO BE STAINLESS STEEL SCREWS

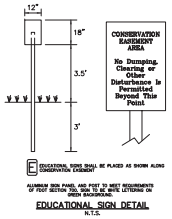
SPLIT RAIL FENCE DETAIL
N.T.S.



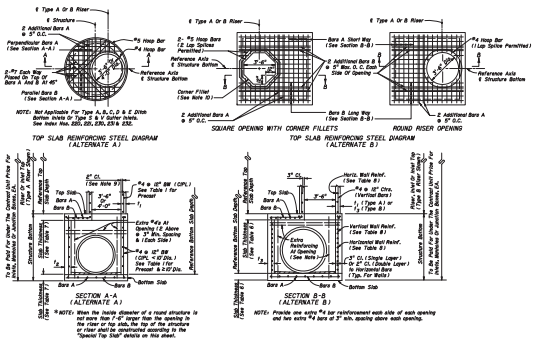
NOTES:
1. "W" SHALL BE A MINIMUM OF 6" WIDE AND OF SUFFICIENT WIDTH TO ACCOMMODATE NECESSARY COMPACTION EFFORTS. IN THE EVENT THE REQUIRED MINIMUM DENSITY IS NOT ACHIEVED, LOOSE MATERIAL SHALL BE REMOVED, REPLACED AND COMPACTED TO THE REQUIRED DENSITY, OR REPLACED WITH FULL DEPTH FLOWABLE FILL. DENSITY 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.

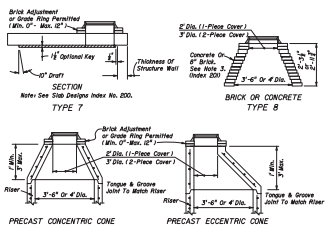
NOTE: THE ORIGINAL DETAIL HAS BEEN MODIFIED TO REFLECT MORE STRINGENT ASPHALT SPECS

ASPHALT ROADWAY OPEN CUT- PAVEMENT REMOVAL & REPLACEMENT
PER BREVARD COUNTY STANDARD DETAIL, MAY 2008
N.T.S.



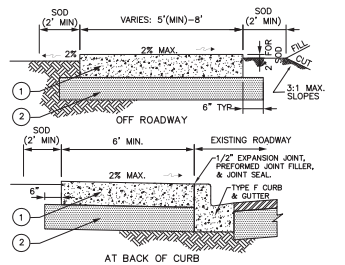
EDUCATIONAL SIGN DETAIL
N.T.S.





NOTES:
1. Ref. FDOT Index #201 for additional notes.
2. Use 4,000 psi (min.) concrete.

MANHOLE TOPS
N.T.S.



1 - CONCRETE: 6", 3000 PSI FIBER REINFORCED. LIGHT BROOM FINISH, CURED WITH A WHITE CURING COMPOUND AS PER FDOT STANDARD SPECIFICATION SECTION 925-2.1.
2 - SUBGRADE: 6", COMPACTED TO A MINIMUM OF 98% MAX. DENSITY - AASHTO T-180

PEDWAY CONSTRUCTION REQUIREMENTS
1. PEDESTRIAN WAY SHALL BE CONSTRUCTED OF FDOT CLASS I, 3000 PSI FIBER REINFORCED CONCRETE. NO UNDER TOLERANCE WILL BE ACCEPTED. IF 28 DAY BREAKS FALL BELOW STRENGTH, CONTRACTOR SHALL REMOVE AND RECONSTRUCT PEDWAY.
2. SIDEWALKS CONSTRUCTED ACROSS DRIVEWAYS SHALL MEET THE REQUIREMENTS OF FDOT DESIGN STANDARDS, LATEST EDITION, INDEX 515 "TURNOUTS."
3. SIDEWALK SLOPES AND RAMPS SHALL MEET ADA REQUIREMENTS AND THOSE OF FDOT INDEX 304.
4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED TO MATCH PREVIOUS CONDITION OR BETTER, BY CONTRACTOR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ANY ITEMS DAMAGED DURING CONSTRUCTION PROCESS, TO ORIGINAL CONDITION OR BETTER.
6. CONTRACTION JOINTS SHALL BE SAW CUT 1 1/2" DEEP (MIN.) ON 5-FOOT CENTERS, EXPANSION JOINTS SHALL BE AT MAX. 50-FOOT CENTERS, AT THE PC & PT OF CURVES, JUNCTIONS WITH EXISTING & NEW SIDEWALKS, & WHERE NEW SIDEWALKS ABUT CURBS, DRIVEWAYS, & SIMILAR STRUCTURES.
7. AN EIGHT (8) FOOT WIDE PEDWAY MAY BE CONSTRUCTED ON ONE SIDE OF THE STREET, VERSUS CONSTRUCTING A 5' WIDE SIDEWALK ON BOTH SIDES, ONLY UPON APPROVAL FROM LAND DEVELOPMENT.

PEDWAY CONSTRUCTION DETAILS
PER BREVARD COUNTY STANDARD DETAIL - EXHIBIT 13
N.T.S.

U.S. Army Corps of Engineers
Permit # SAJ-2012-00787 (SP-JSG)
Date: 2/11/2019
Drawings 6 of 10
Attachment 1 of 5

1. Ref. FDOT Index #200 for additional notes, specifications, slab & wall design, and reinforcing.
2. For supplemental details, see FDOT Index #201.
3. Use 4,000 psi (min.) concrete.

STRUCTURE BOTTOMS TYPE J AND P
N.T.S.

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 REGISTERED ENGINEER No. 68394 STATE OF FLORIDA

SITE DETAILS 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 : AS SHOWN
Proj. No.: 327907

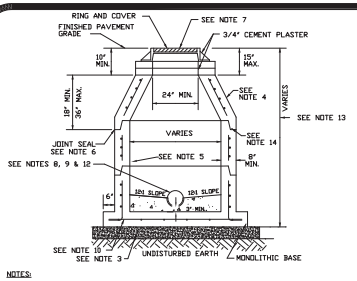
Sheet No. 7 of 15

ISSUED FOR PERMITTING PURPOSES ONLY

C:\Dwg\Eng\327907 River Shores\327907 Cntr\dwg\327907 07-08 Site Details.dwg, 5/24/2016 1:47:39 PM, Cad-3, Cad-3

Registered by Lieja.net 1/03/2022 18:09:47 MST 0000000 104

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.

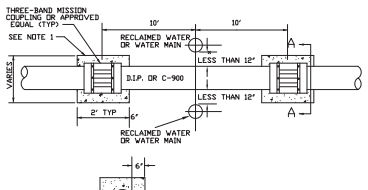


NOTES:

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 INTERIOR OF THE MANHOLE PRIOR TO FINAL ACCEPTANCE.
6) JOINT SEAL SHALL BE RAM-NEK OR APPROVED EQUAL, RUSS-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.

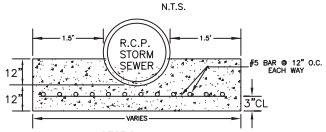


SECTION A–A

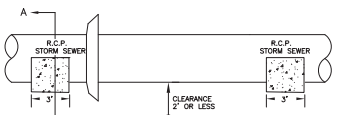
NOTES:

1) MISSION COUPLING (STAINLESS STEEL BAND TYPE) SHALL BE ENCASED IN A MINIMUM OF 6" OF CONCRETE.
2) SHOULD THERE BE LESS 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 64-2-604.400 (3), F.A.C. REFER TO FDEP PIPE SEPARATION DETAIL, THIS SHEET.

TYPICAL WATER OR RECLAIMED WATER MAIN CROSSING DETAIL
N.T.S.

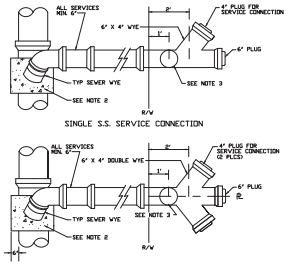


SECTION A–A



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 64-2-604.400 (3), F.A.C. REFER TO FDEP PIPE SEPARATION DETAIL, THIS SHEET.

CONCRETE CRADLE DETAIL
N.T.S.



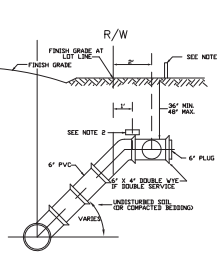
SINGLE S.S. SERVICE CONNECTION

DOUBLE S.S. SERVICE CONNECTION

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.

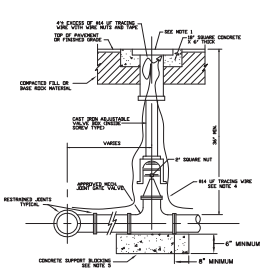
TYPICAL SERVICE CONNECTIONS DETAIL
N.T.S.



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.

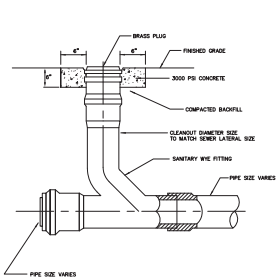
SECTION FOR TYPICAL SERVICE CONNECTION DETAIL
N.T.S.



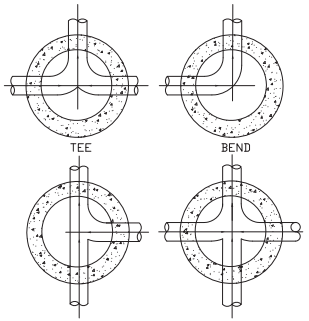
NOTES:

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. VALVE BOXES SHALL BE SET FLUSH WITH FINISH GRADE. 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 MISINFERENCE WITH VALVE OPERATION.
5) CONCRETE BLOCKING TO BE INSTALLED AS TO NOT INTERFERE WITH REMOVAL OF NU BOLTS.

TYPICAL FORCE MAIN VALVE
N.T.S.



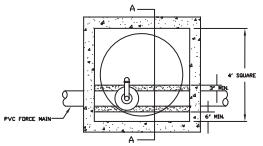
TYPICAL SEWER CLEAN–OUT DETAIL
N.T.S.

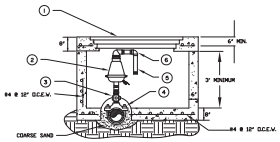


NOTES:

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.



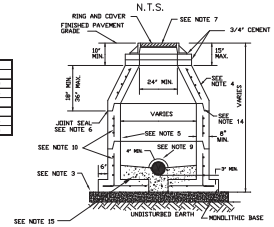


SECTION A–A

NOTE: COVER SHALL BE MARKED "SEWER"

ITEM	QUANT.	MATERIALS DESCRIPTION
1	1	US FOUNDRY 1810-AF-M MANHOLE RING AND DOUBLE COVER
2	1	AIR RELEASE VALVE 2" MPT, APCO MODEL D-055 SKYLOPE
3	1	2" BRASS CORPORATION VALVE TX3004 OR EQUAL
4	1	2" DOUBLE STRAP TAPPING SADDLE, S.S.
5	1	1½" PIPE, PVC, LENGTH AS REQUIRED
6	1	1½"Ø 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)

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.

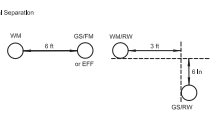
New or relocated, underground water mains crossing any existing or proposed gravity– or vacuum–type sanitary sewer shall be laid so the outside of the water main is at least six inches, and preferably 12 inches, above or at least 12 inches below the outside of the other pipeline. However, it is preferable 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.

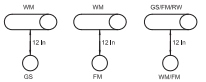
At the utility crossings described above, one full length of water main pipe shall be centered above or below the other pipeline so the water main joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all water main joints are 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

Horizontal Separation



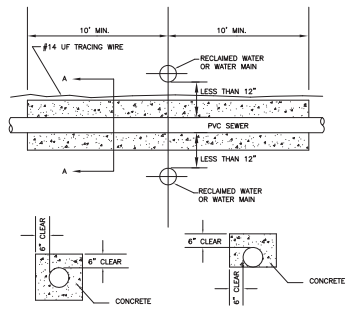
Vertical Separation



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.

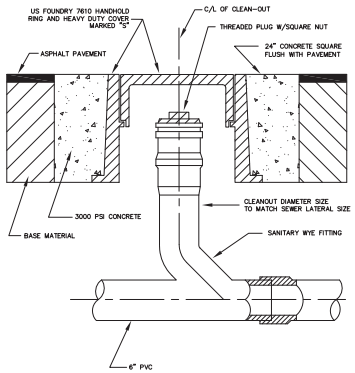
FDEP PIPE SEPARATION DETAIL
N.T.S.



SECTION A–A AT PIPE JOINTS — SECTION A–A AT PIPE OTHER THAN JOINTS

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 64-2-604.400 (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: 150 PSI
SOIL DESIGNATION: SILT 1
LAYING CONDITIONS: TYPE 2
SAFETY FACTOR: 2

7. FOR PIPE ENCASED IN POLYETHYLENE WRAP, USE LENGTHS GIVEN IN PARENTHESES

THRUST RESTRAINTS FOR DUCTILE IRON PIPE
N.T.S.

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.

U.S. Army Corps of Engineers
Permit #SAJ-2012-00787 (SP-JSC)
Date 2/11/2019
Drawings 7 of 10
Attachment 1 of 5

ISSUED FOR PERMITTING PURPOSES ONLY

DATE	REVISIONS
05/24/16	Per Agency Comments
04/18/16	Per Client
09/28/12	Per City of Cocoa comments
07/31/12	Per City of Cocoa comments

Sec.: 20 & 21
Twp.: 24 South
Rng.: 36 East
Design by : JWM
Drawn by : LB
Checked by : JWM

STANDARD SEWER DETAILS FOR
RIVER SHORES of COCOA
City of Cocoa Florida

Bussen-Mayer Engineering Group, Inc.
1000 S. Fiske Blvd. Suite 210 Rockledge, Florida 32955
Phone: (321) 639-4646 Fax: (321) 639-4647
Certificate of Authorization #27000

Joseph W. Mayer
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 39394

Date : JAN 13, 2012
Scale : AS SHOWN
Proj. No.: 327907
Sheet No. 12 of 15

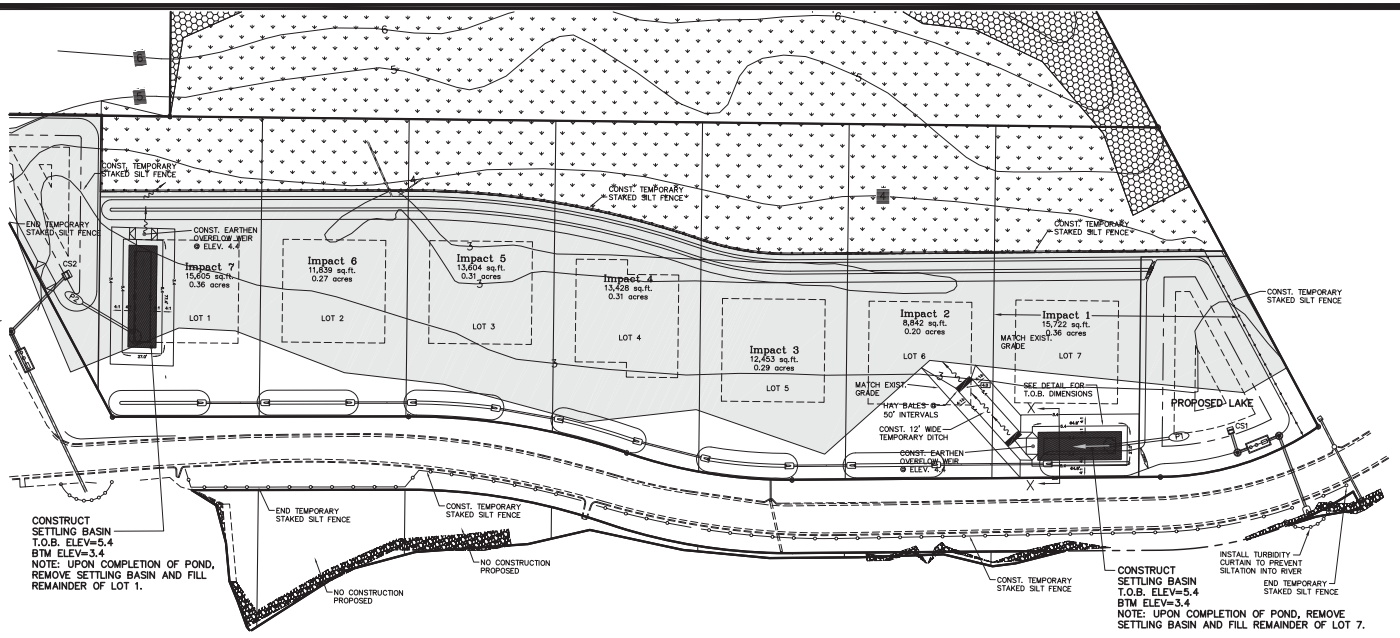
Registered by Lieja, et al. 10/3/2022 18:09:06 EDT 0C4000000 Page 2 of 2

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.

C:\Dwg\Eng\327907 River Shores\327907 Cad\dwg\327907 09-12 Water Sewer Det.dwg, 9/24/2016 1:48:50 PM, Cad-3, Cad-3

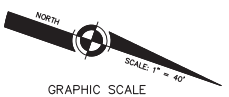
DESCRIPTION OF STANDARD SITE CONTROLS AND BEST MANAGEMENT PRACTICES

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 systems, 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 any 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'

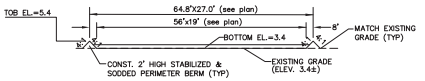


GRAPHIC SCALE

40' 0' 20' 40' 80'

(IN FEET)

1 INCH = 40 FT.



SECTION X

TEMPORARY SETTLING BASIN DETAIL

N.T.S.

LEGEND

- Drainage flow
- Proposed silt fence
- CS1 — Outfall structure number
- 22 — 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 permits have been obtained by the utilities installation process.
4. The Contractor is responsible for maintaining perimeter controls and temporary site stabilization measures during the course of the utilities construction process. Compliance with 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

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.
07/31/12	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. 75394 STATE OF FLORIDA PROFESSIONAL ENGINEER

Bussen-Mayer Engineering Group, Inc. 1104 Dixon Blvd. Cocoa, Florida 32922 (321) 639-4646 CERTIFICATE OF AUTHORIZATION #27000000104

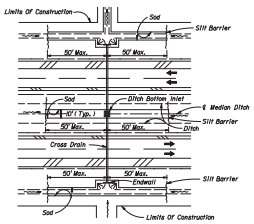
STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR: City of Cocoa RIVER SHORES of COCOA

Date : JAN 13, 2012
Scale : AS SHOWN
Proj. No.: 327907
Sheet No. 13 of 15

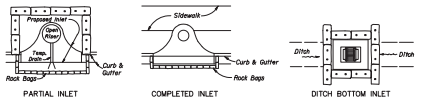
C:\Dwg\Eng\327907 River Shores\327907 Cntl\eng\327907 13-14 SWPPP.dwg, 5/24/2016 1:51:34 PM, Cad-3, Cad-3

Registered by Lieja.net 1/03/2022 18:09:04 MST 0-5-1-MS3204780394-00000000.104

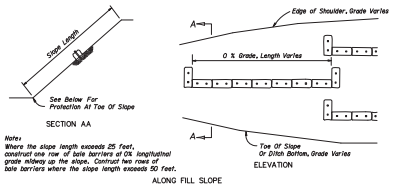
Page 467 of 840



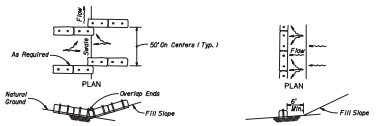
DITCH INSTALLATIONS AT DRAINAGE STRUCTURES
FDOT INDEX NO. 102



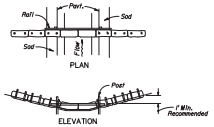
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



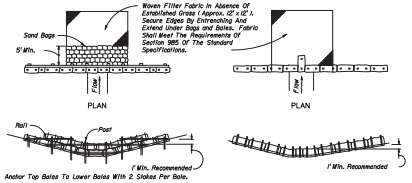
Note:
Where the slope length exceeds 25 feet, construct one row of bale barriers at 0% longitudinal grade midway up the slope. Contruct two rows of bale barriers where the slope length exceeds 50 feet.



BARRIERS FOR FILL SLOPES
FDOT INDEX NO. 102



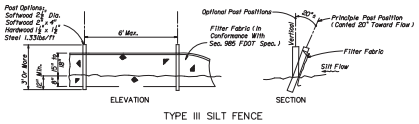
SYNTHETIC BALES OR BALE TYPE BARRIERS FOR PAVED DITCHES



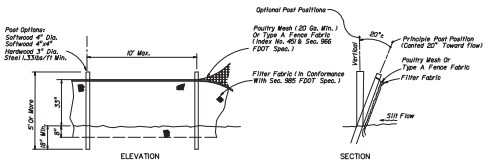
SYNTHETIC BALES OR BALE TYPE BARRIERS FOR UNPAVED DITCHES
FDOT INDEX NO. 102

NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS

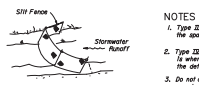
1. Type I and II Synthetic Barrier should be spaced in accordance with Chart I, Sheet I.
2. Bales shall be anchored with 2 - 1" x 2" (or 1" dia.) x 4' wood stakes. Stakes of other material or shape providing equivalent strength may be used if approved by the Engineer. Stakes other than wood shall be removed upon completion of the project.
3. Rails and posts shall be 2" x 4" wood. Other materials providing equivalent strength may be used if approved 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



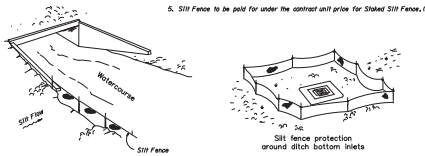
TYPE IV SILT FENCE



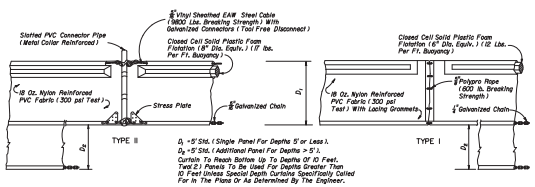
Silt fence protection in ditches with intermittent flow

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 II 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, (L.F.).



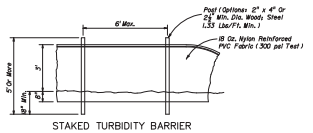
SILT FENCE APPLICATIONS
FDOT INDEX NO. 102



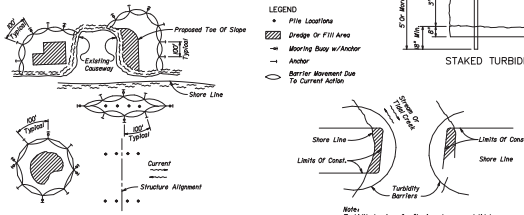
D_1 = 5' Std. (Single Panel For Depths 5' or Less).
D_2 = 5' Std. (Additional Panel For Depths > 5').
Curtain To Reach Bottom Up To Depths Of 10 Feet. Two 2:1 Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.

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

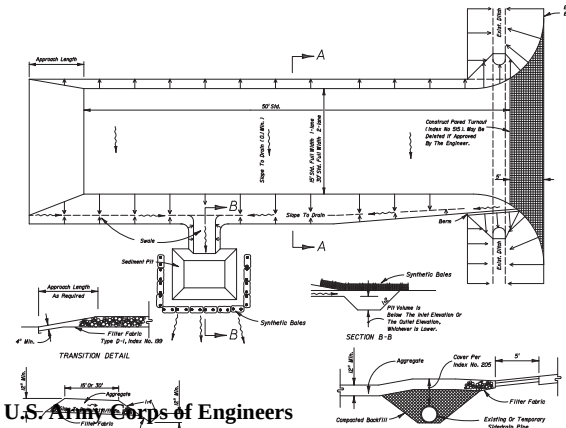


NOTES FOR TURBIDITY BARRIERS

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 Silt Tracking Prevention Device (STPD) shall be constructed at each construction entrance to the project. It shall be the contractor's responsibility to establish additional STPD's where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagmen, 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 off-site 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 mat) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.5. 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 wash 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 ft²	30' x 50' = 200 ft²

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 as intended at all times. Each entrance to the STPD shall be rinsed (daily when in use) to move accumulated mud toward 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 Silt Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, removal of materials, removal, and restoration of the area utilized for the STPD; including but not limited to: excavation, aggregate, placement of filter fabric, placement of filter fabric, aggregate, placed 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, L.F.
10. The nominal size of a standard STPD is 10' x 50' unless otherwise shown on the plans. If the volume of entering and exiting vehicles warrant, a 20' width STPD may be used if approved by the Engineer. When a double width (20') STPD is used, the pay quantity shall be 2 for each location.

SILT 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

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. 58394 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

Bussen-Meyer Engineering Group, Inc.
CERTIFICATE OF AUTHORIZATION NUMBER 27000000 1047

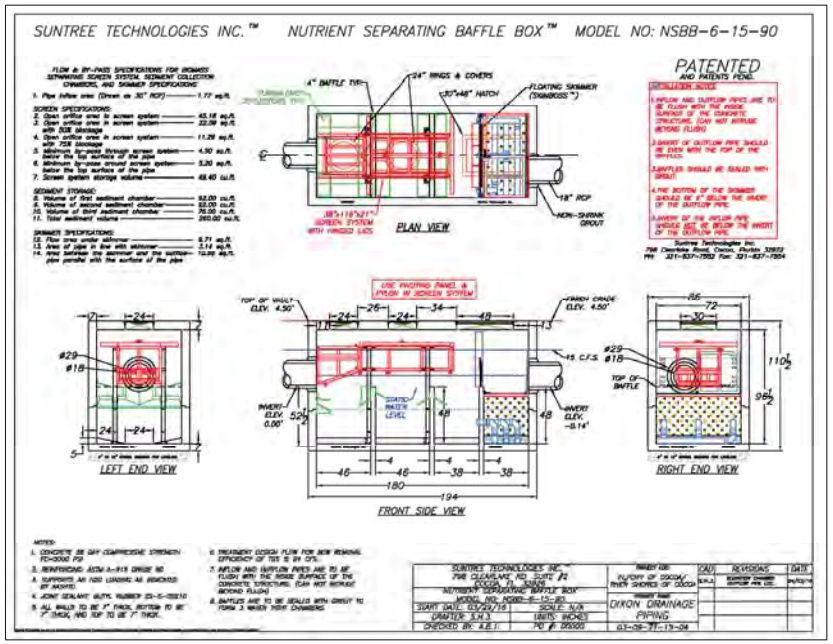
STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR:
RIVER SHORES of COCOA
City of Cocoa Florida

Date : JAN 13, 2012
Scale : AS SHOWN
Proj. No.: 327907
Sheet No. 14 of 15

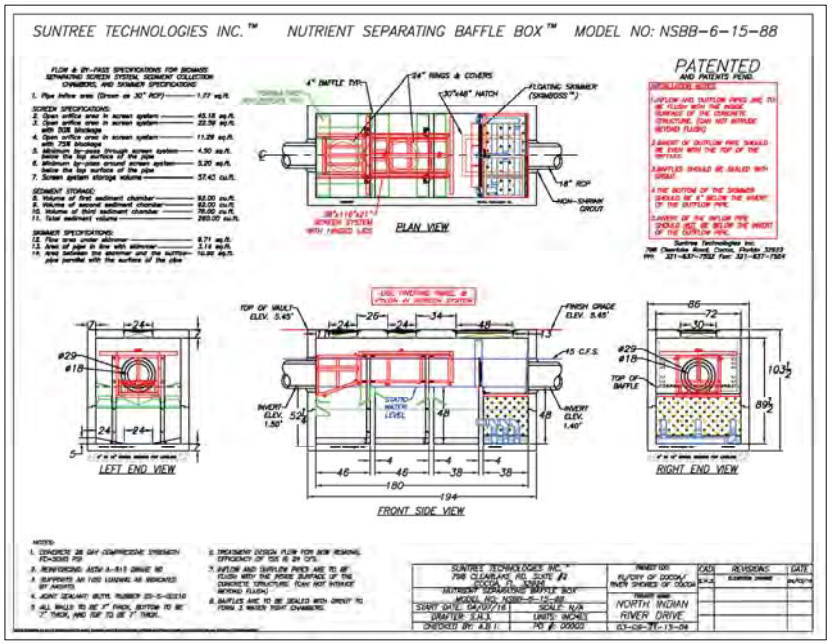
Registered by Lieja, LLC on 10/3/2022 18:09:07 EDT from 0.0.0.0 with Certificate Number 8039400000 1047

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 Civil\eng\327907 13-14 SWPPP.dwg, 5/24/2016 1:52:01 PM, Carl-3, Carl-3



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.
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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 66394 STATE OF FLORIDA

BAFFLE BOX DETAILS
RIVER SHORES of COCOA
City of Cocoa Florida

Bussen-Meyer Engineering Group, Inc.
CERTIFICATE OF AUTHORIZATION #30000104

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 EST 1-1-1-

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 WITNESSETH 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

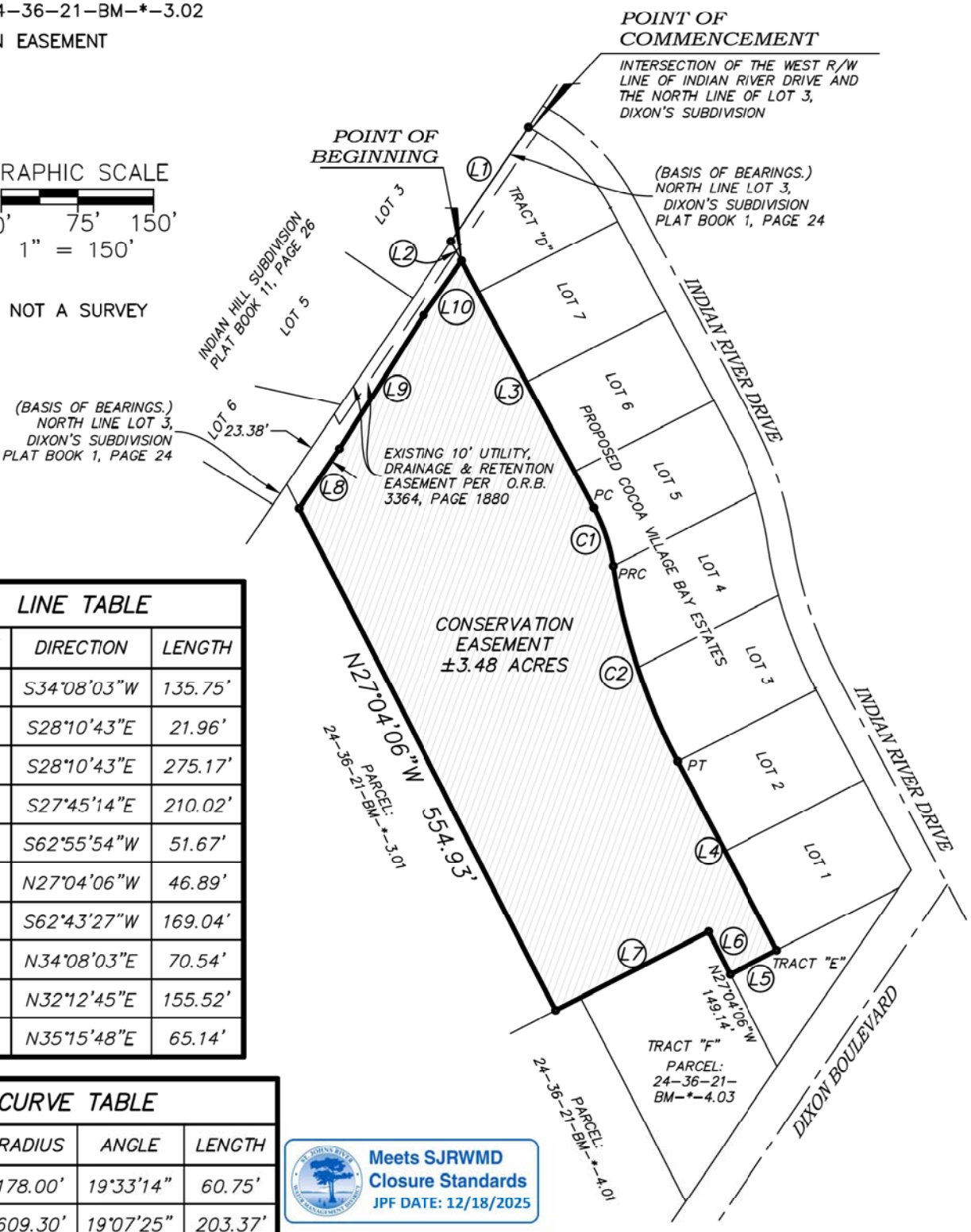
NORTH

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.

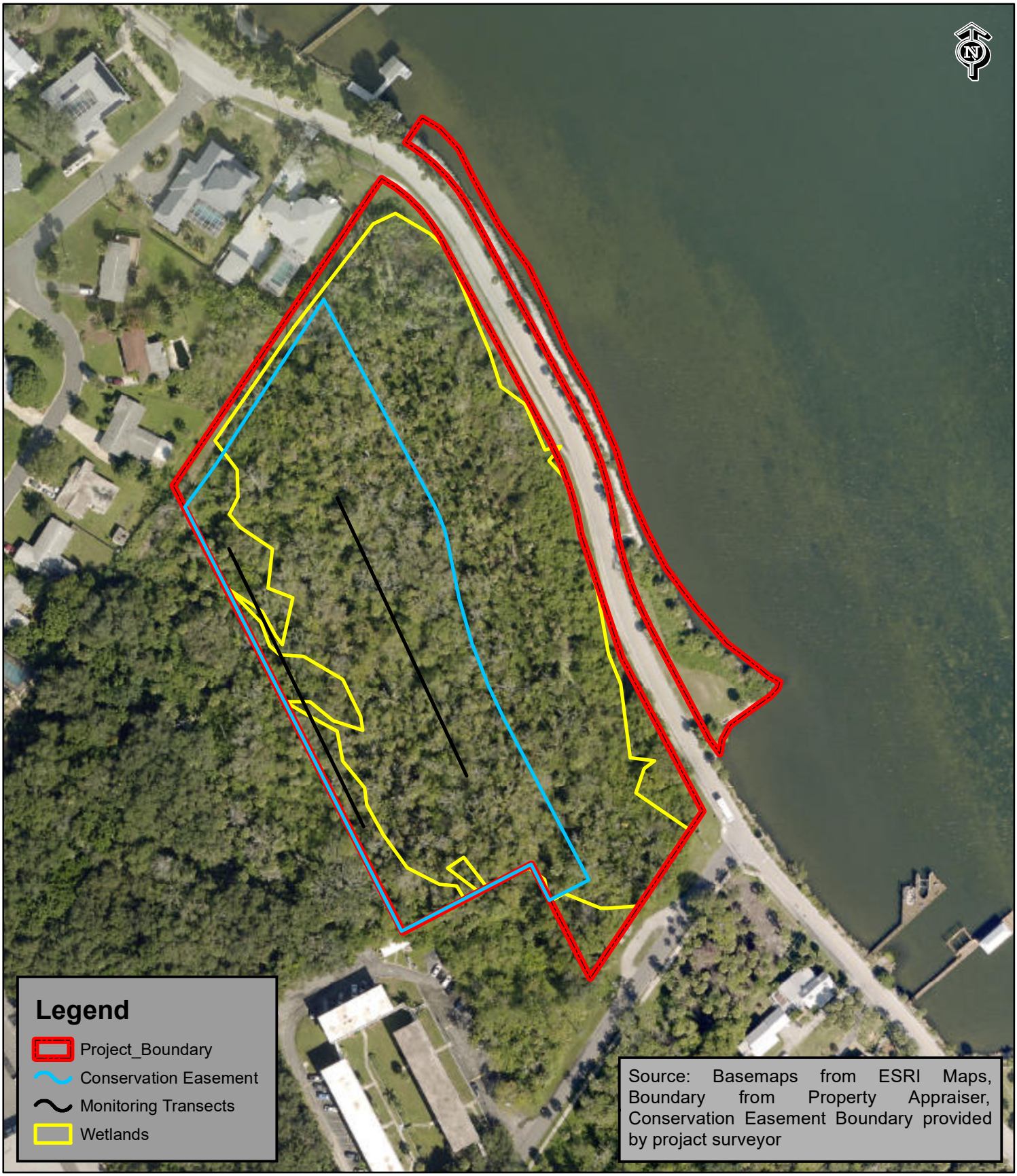
Reporting

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

200 100 0 200 Feet

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

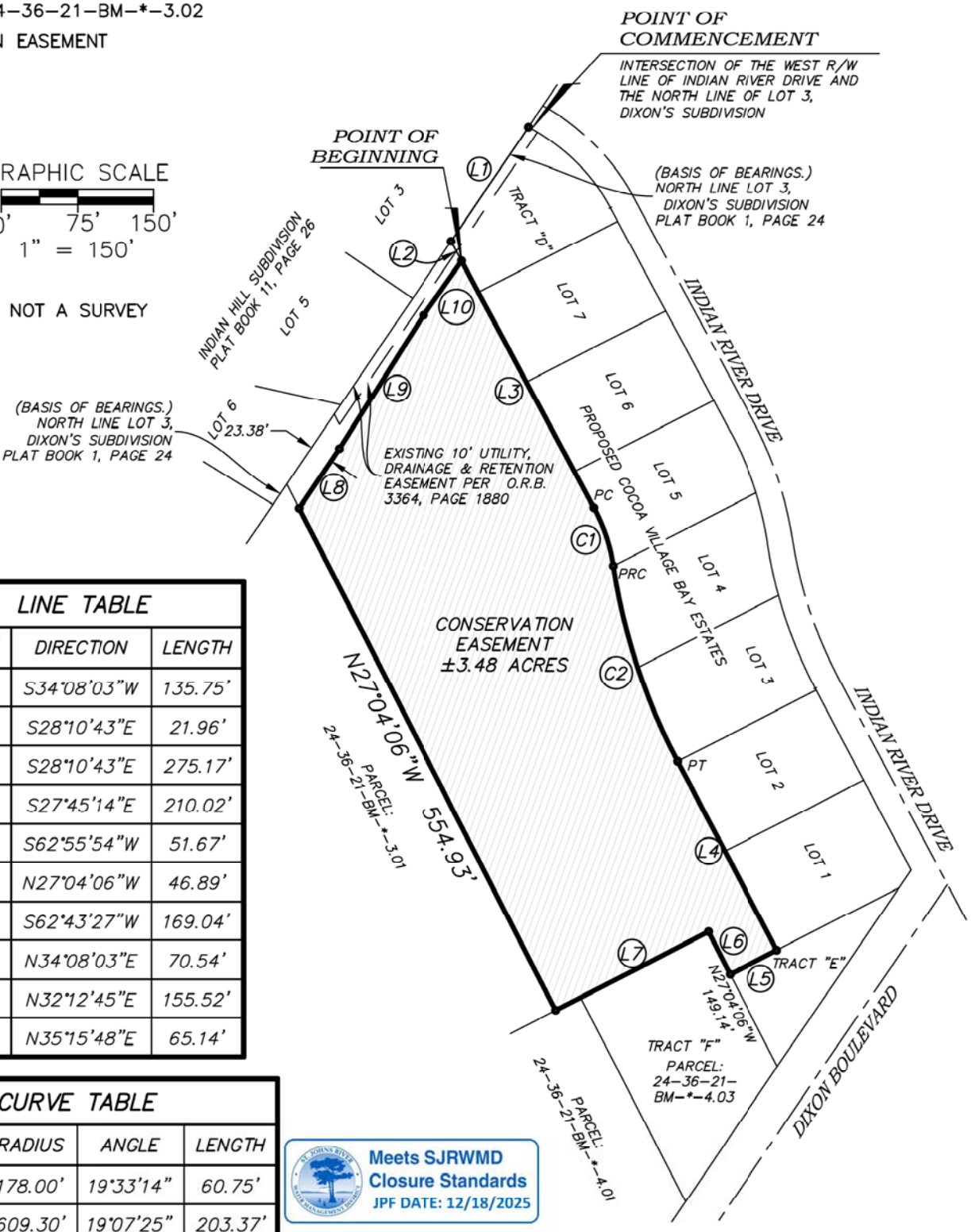
NORTH

GRAPHIC SCALE

0' 75' 150'

1" = 150'

THIS IS NOT A SURVEY



LINE TABLE		
LINE #	DIRECTION	LENGTH
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L2	S28°10'43"E	21.96'
L3	S28°10'43"E	275.17'
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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:

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 11.29 FEET TO THE SOUTHERLY LINE OF A 10 FOOT WIDE UTILITY, DRAINAGE & RETENTION EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3364, PAGE 1880 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S28°10'43"E A DISTANCE OF 285.83 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 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 83.10 FEET TO THE WESTERLY LINE OF AFOREMENTIONED 10 FOOT WIDE UTILITY, DRAINAGE & RETENTION EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3364, PAGE 1880; THENCE S27°04'48"E ALONG SAID WESTERLY LINE A DISTANCE OF 11.41 FEET TO THE SOUTHERLY LINE OF SAID EASEMENT; THENCE N34°08'03"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 205.60 FEET TO THE POINT OF BEGINNING. CONTAINING 3.57 ACRES MORE OR LESS.



OPT #1
WEST ELEVATION

SCALE: 1/4" = 1'-0"



OPT #1
EAST ELEVATION

SCALE: 1/4" = 1'-0"

meD studio
ARCHITECTURE

1542 GUAVA AVE.
MELBOURNE, FL 32935
321.428.3869
design@meldstudioarchitecture.com

JOB #: R-2022-003
DRAWN: JKA
CHECKED: JKA

	DATE
☐SD	2022-02-22
☐DD	
☐CD	
☐BID	
☐PERMIT	

REVISIONS:

△ -
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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"

meD studio
ARCHITECTURE

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JOB #:	R-2022-003
DRAWN:	JKA
CHECKED:	JKA

	DATE
☐SD	2022-02-22
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REVISIONS:

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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)

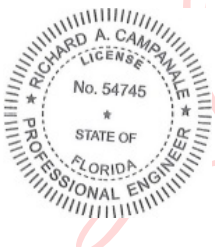
Rev. Date: October 27, 2025

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

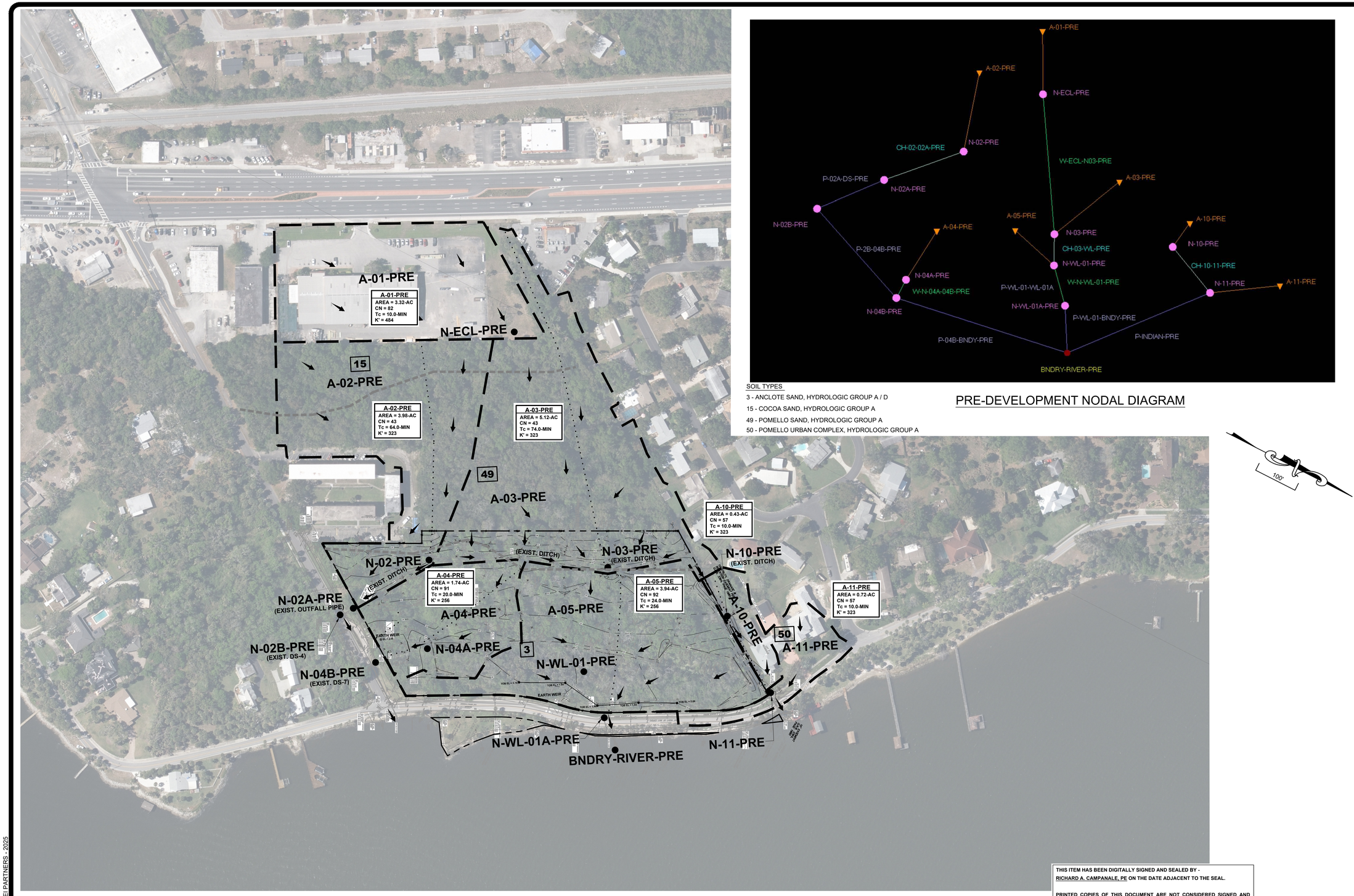
Pursuant to recent request for additional information, tailwater time-stage data for ICPR routing is based on historic gauge stages within the Indian River Tidal data has been evaluated at the following stations including-

- 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

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			
5			
4	10/10/2025	RESPONSE TO CITY OF COCOA AND SJRWMD COMMENTS	
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

PRE-DEVELOPMENT DRAINAGE BASIN MAP AND NODAL DIAGRAM

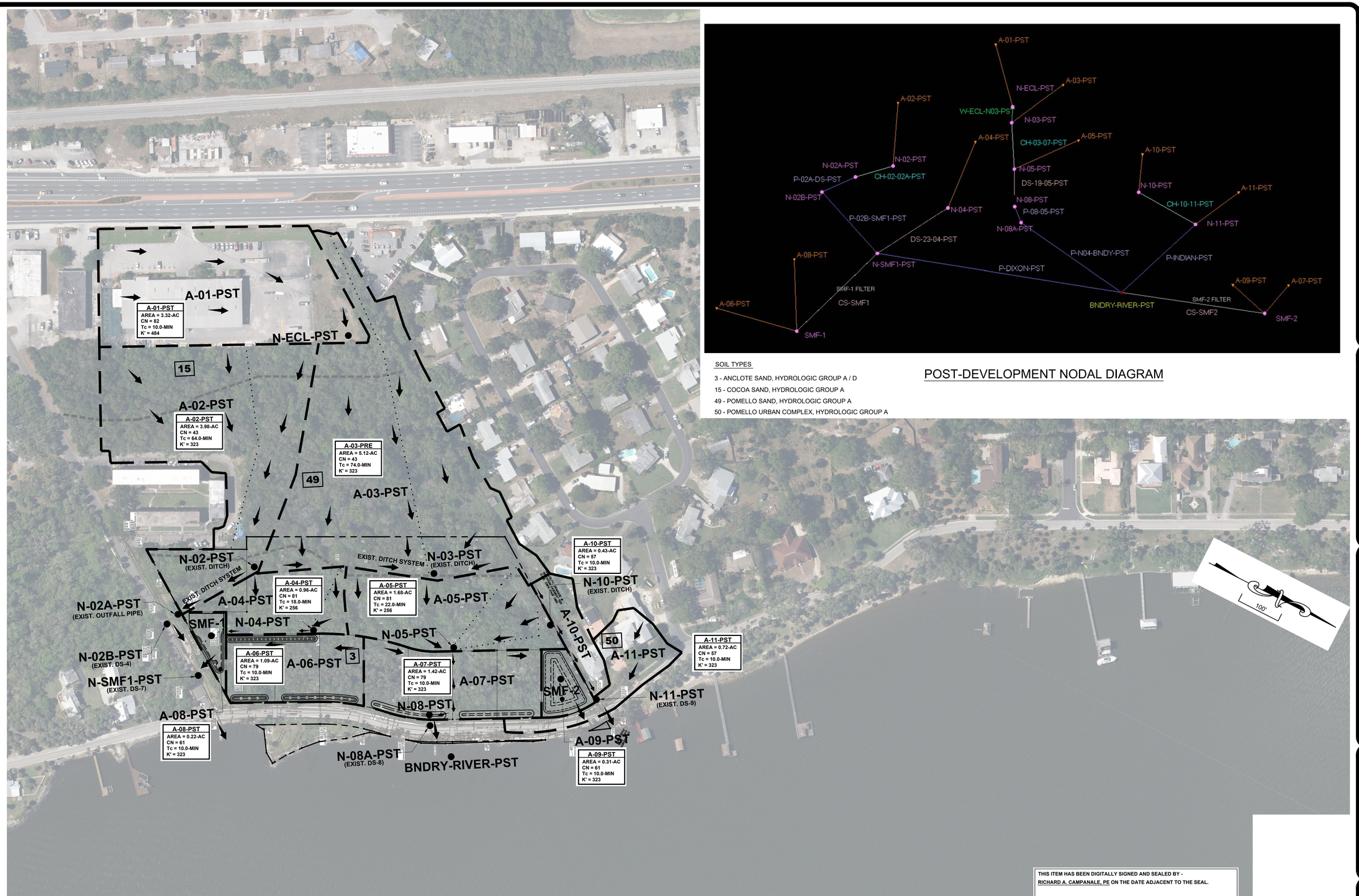
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SOIL TYPES

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 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
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APPROVED:	KSH

NO	DATE	DESCRIPTION OF REVISION	REV BY
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		

149001 COCOA VILLAGE BAY ESTATES

COCOA VILLAGE BAY ESTATES

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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

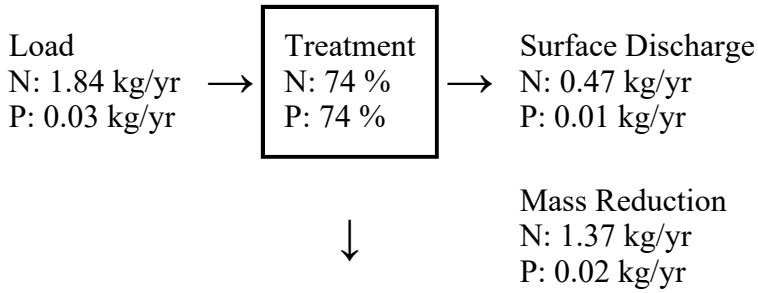
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

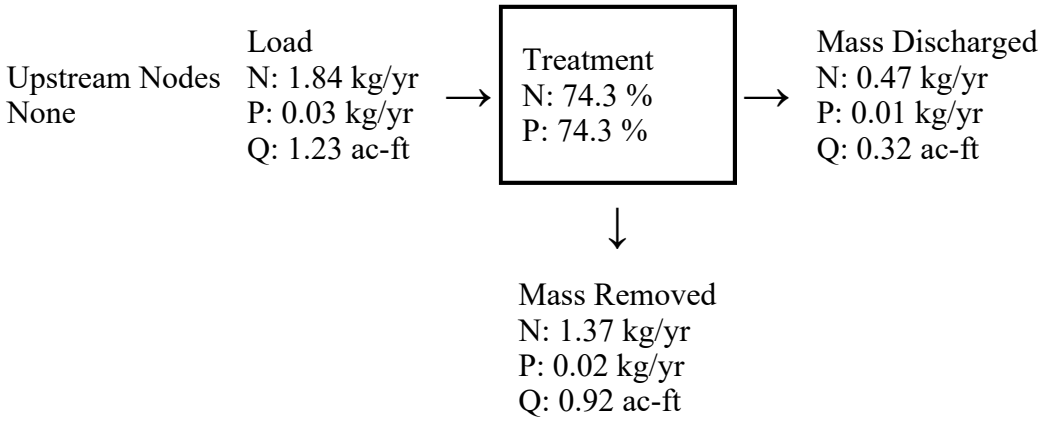
Groundwater Discharge (Stand-Alone)

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

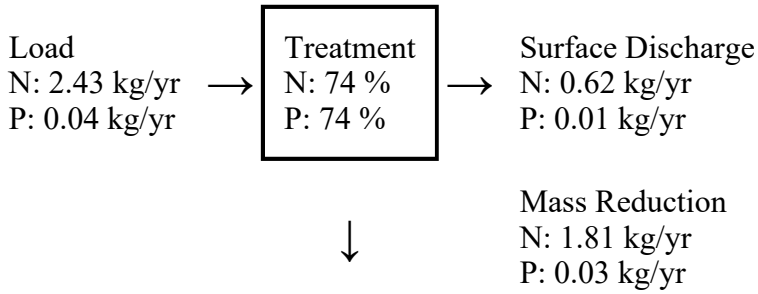
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

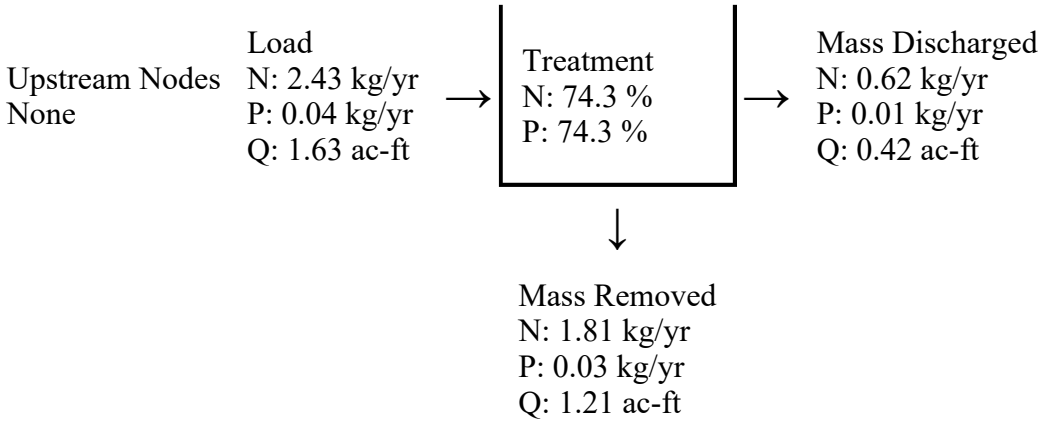
Groundwater Discharge (Stand-Alone)

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

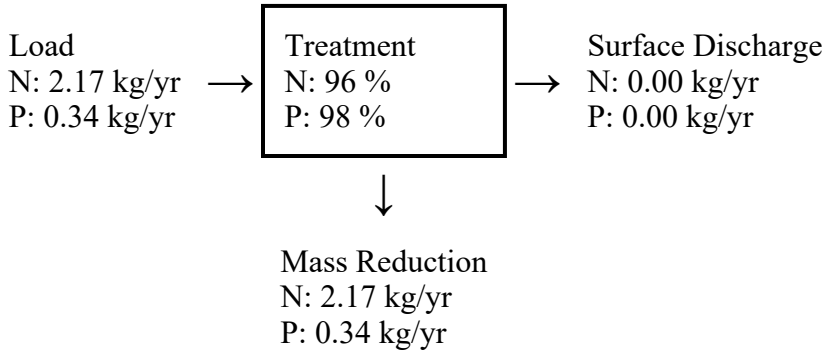
Catchment Area (acres)	1.31
Contributing Area (acres)	1.310
Non-DCIA Curve Number	74.00
DCIA Percent	11.00

Rainfall Zone	Florida Zone 2
Rainfall (in)	50.00

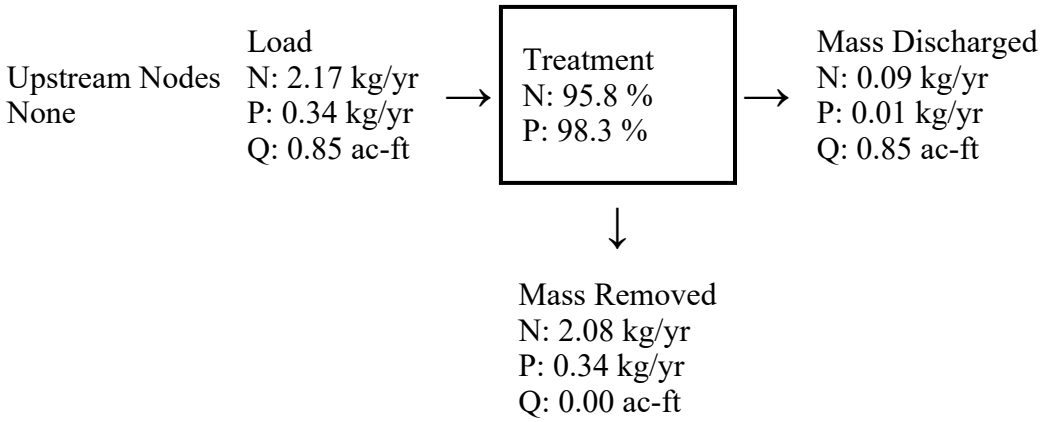
Surface Water Discharge

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

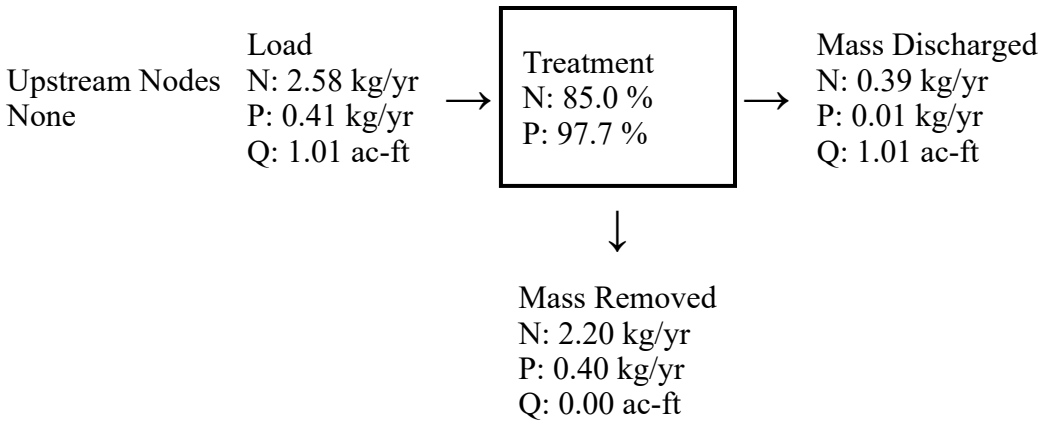
Load for Multiple BMP in Series

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	**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:	10/10/2025 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

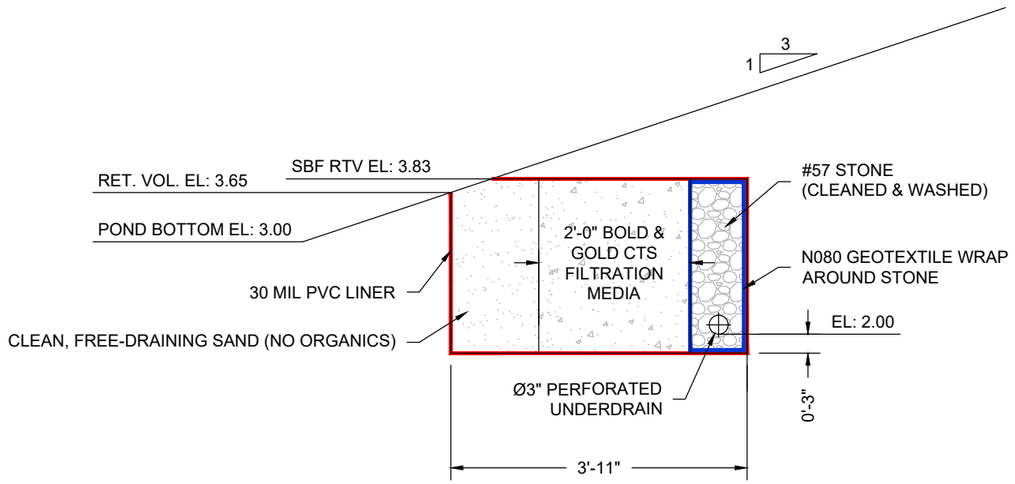
Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ft3]
Scenario1	DRAWDOWN	SMF-2	47.2527	2.88	9953
Scenario1	DRAWDOWN	SMF-2	47.5027	2.88	9955
Scenario1	DRAWDOWN	SMF-2	47.7527	2.88	9956
Scenario1	DRAWDOWN	SMF-2	48.0027	2.88	9958
Scenario1	DRAWDOWN	SMF-2	48.2527	2.88	9960
Scenario1	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

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
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

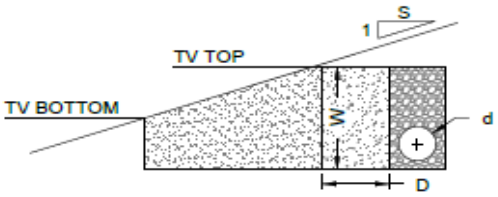
FERGUSON WATERWORKS

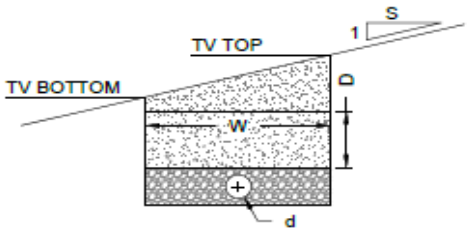
Bold & Gold Filter Drawdown Analysis

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



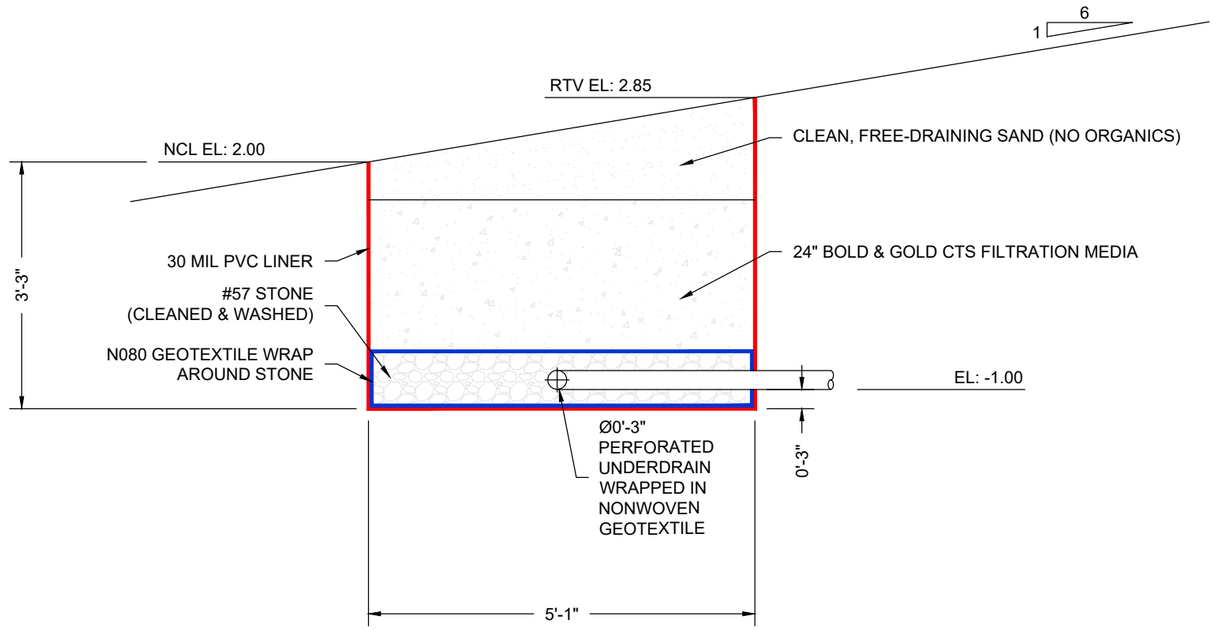


Drawdown Time Calculation

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

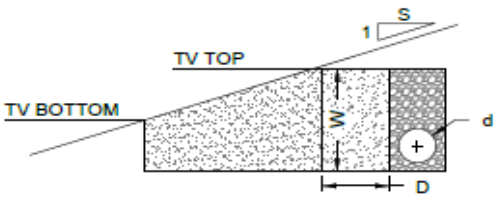
FERGUSON WATERWORKS

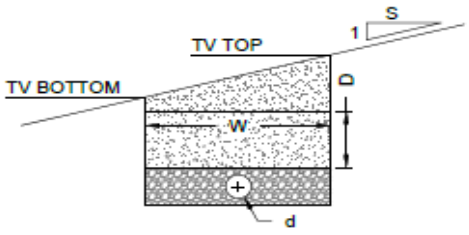
Bold & Gold Filter Drawdown Analysis

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

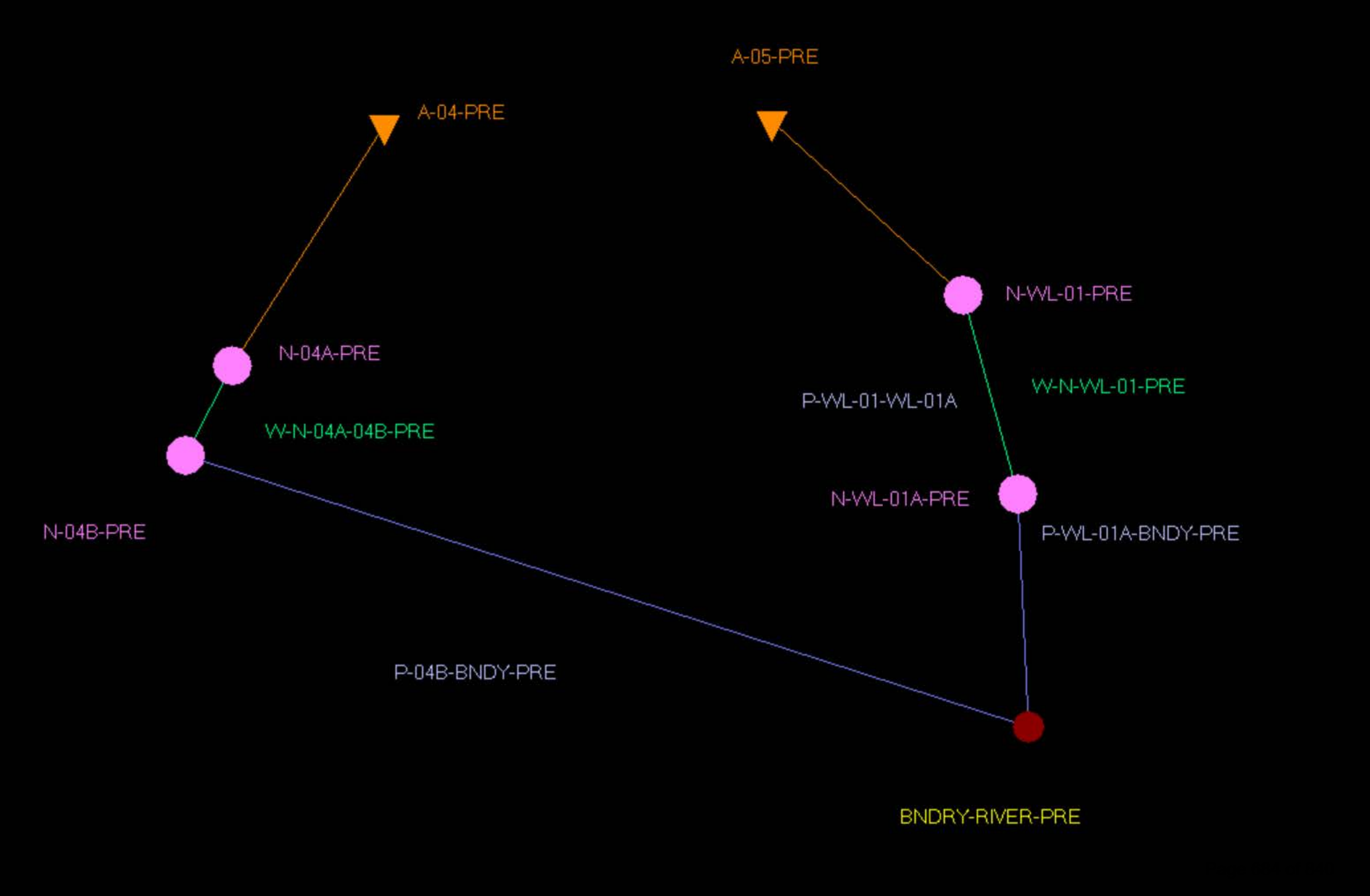
Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	BNDRY-RIVER-PRE	102.5065	152063
Scenario1	100Y024H	BNDRY-RIVER-PRE	102.7565	152065
Scenario1	100Y024H	BNDRY-RIVER-PRE	103.0065	152067
Scenario1	100Y024H	BNDRY-RIVER-PRE	103.2565	152069
Scenario1	100Y024H	BNDRY-RIVER-PRE	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	Bottom Clip	
Weir Count:	1	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:	4.90 ft	Op Table:	
Control Elevation:	4.90 ft	Ref Node:	
Max Depth:	4.00 ft	Discharge Coefficients	
Max Width:	6.50 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component			
Weir:	3	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:	3.85 ft	Op Table:	
Control Elevation:	3.85 ft	Ref Node:	
Max Depth:	0.75 ft	Discharge Coefficients	
Max Width:	0.83 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: CS-SMF2		Upstream Pipe		Downstream Pipe	
Scenario:	OFF	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	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 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:	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			
Weir:	1	Bottom Clip	
Weir Count:	3	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:

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

		Top Clip			
Exit Loss Coef:	1				
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		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	002Y024H
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		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:

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

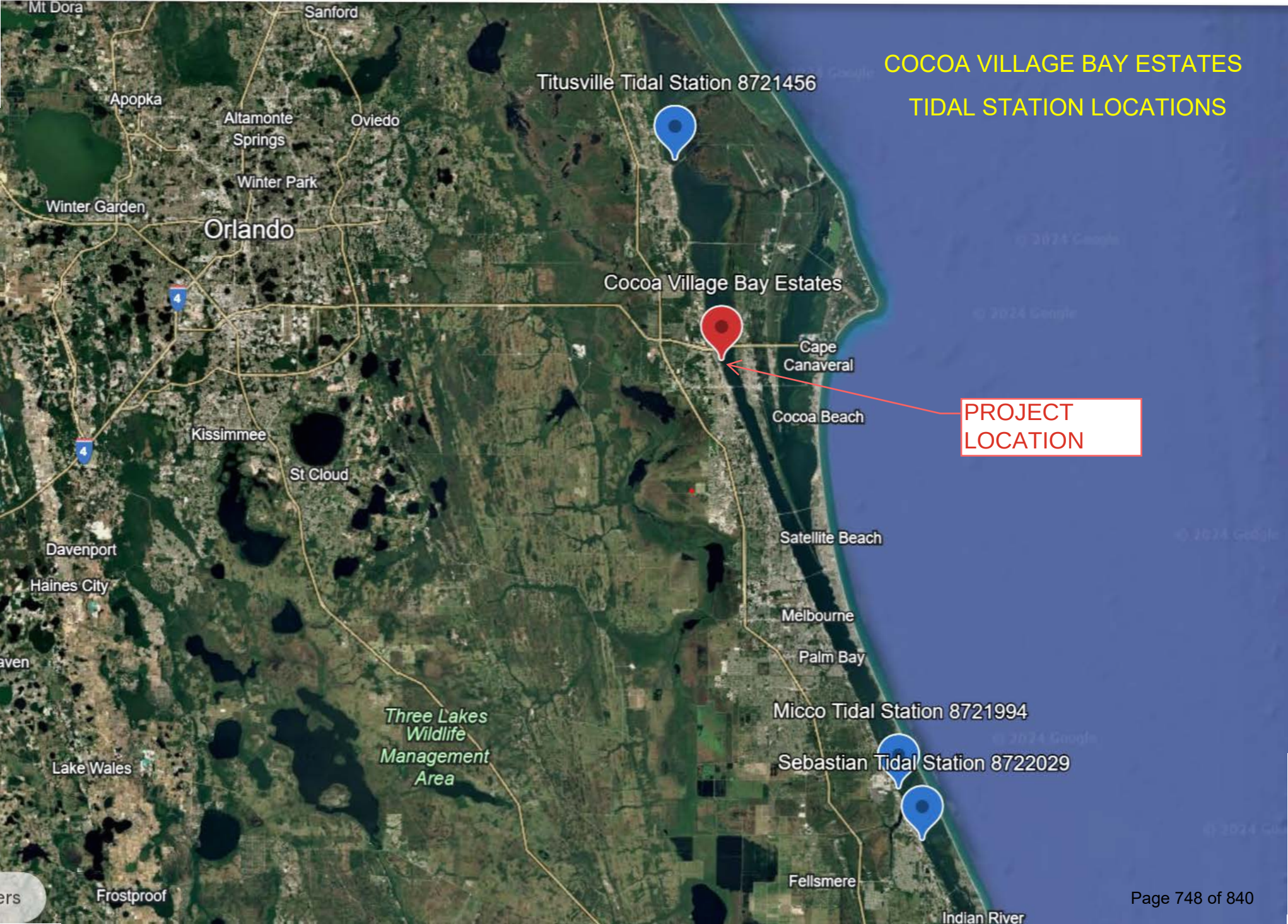
Scenario	Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
Scenario1	100Y024H	SMF-2	112.0061	63548
Scenario1	100Y024H	SMF-2	112.2506	63548
Scenario1	100Y024H	SMF-2	112.5016	63548
Scenario1	100Y024H	SMF-2	112.7506	63548
Scenario1	100Y024H	SMF-2	113.0014	63548
Scenario1	100Y024H	SMF-2	113.2535	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
Three Lakes Wildlife Management Area
Frostproof
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

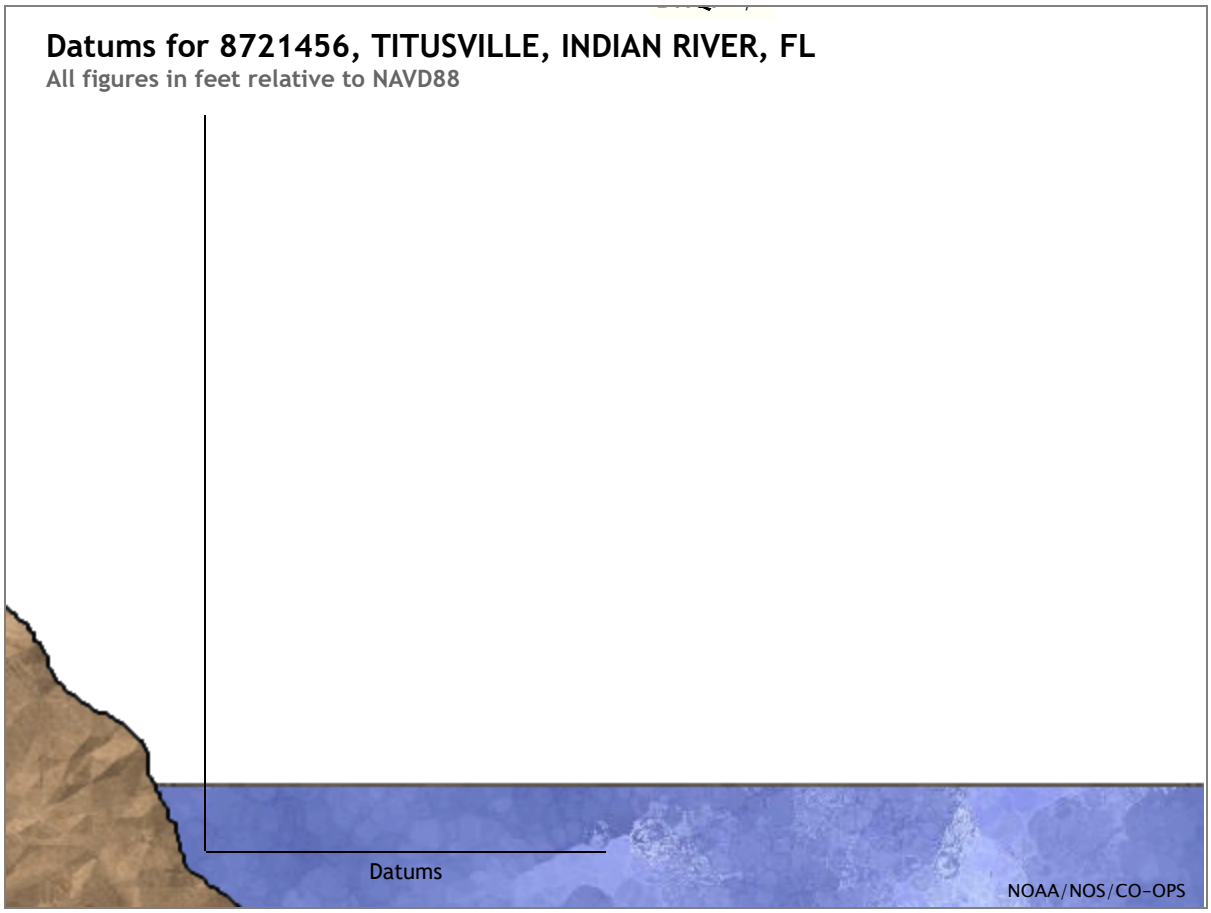
Station: 8721456, TITUSVILLE, INDIAN RIVER, FL
Status: Accepted (Jan 27 2005)
Units: Feet
Control Station: 8720220 Mayport (Ferry Depot), FL
T.M.: 75
Epoch: (/datum_options.html#NTDE) 1983-2001
Datum: NAVD88

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

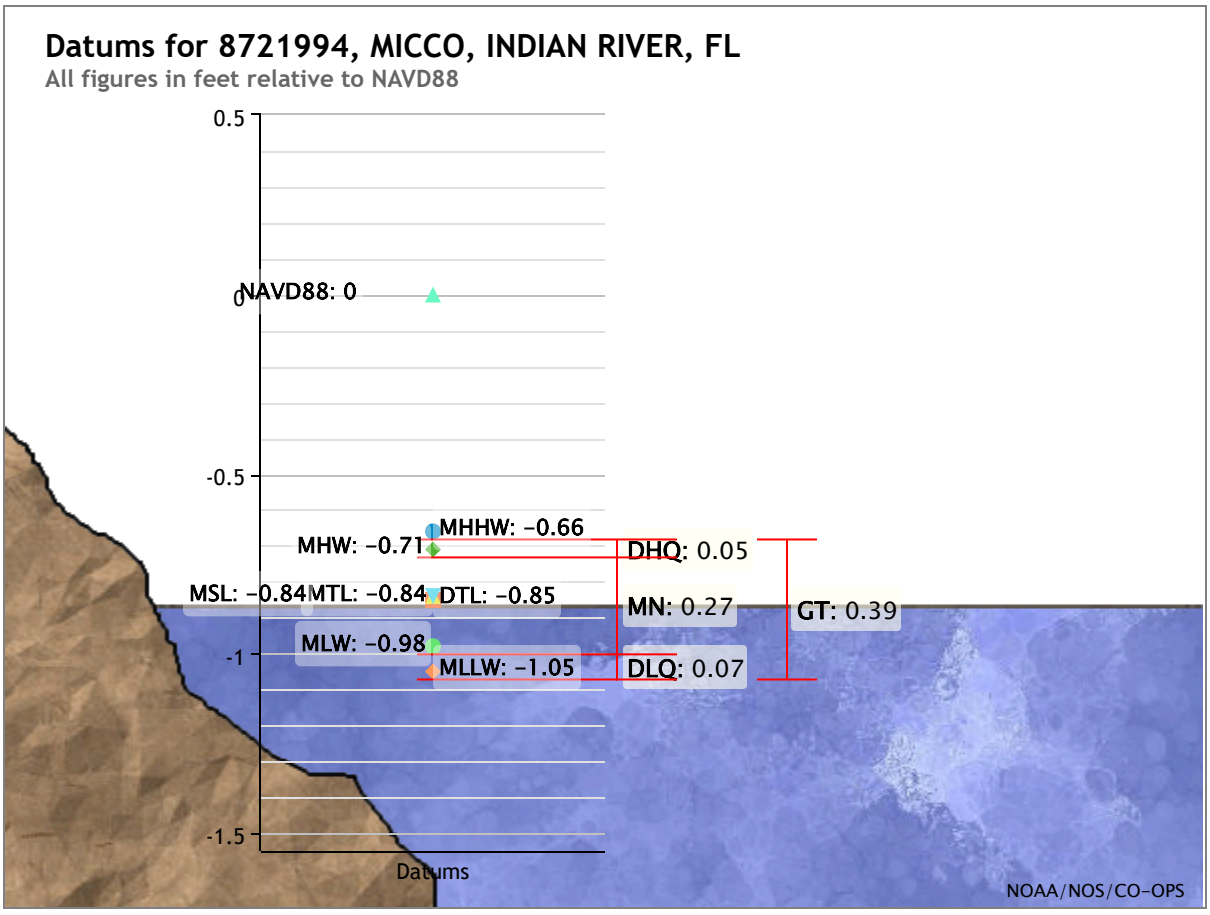
Station: 8721994, MICCO, INDIAN RIVER, FL
Status: Accepted (Dec 23 2009)
Units: Feet
Control Station: 8722029 SEBASTIAN, INDIAN RIVER, FL
T.M.: 75
Epoch: (/datum_options.html#NTDE) 1983-2001
Datum: NAVD88

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®

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=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

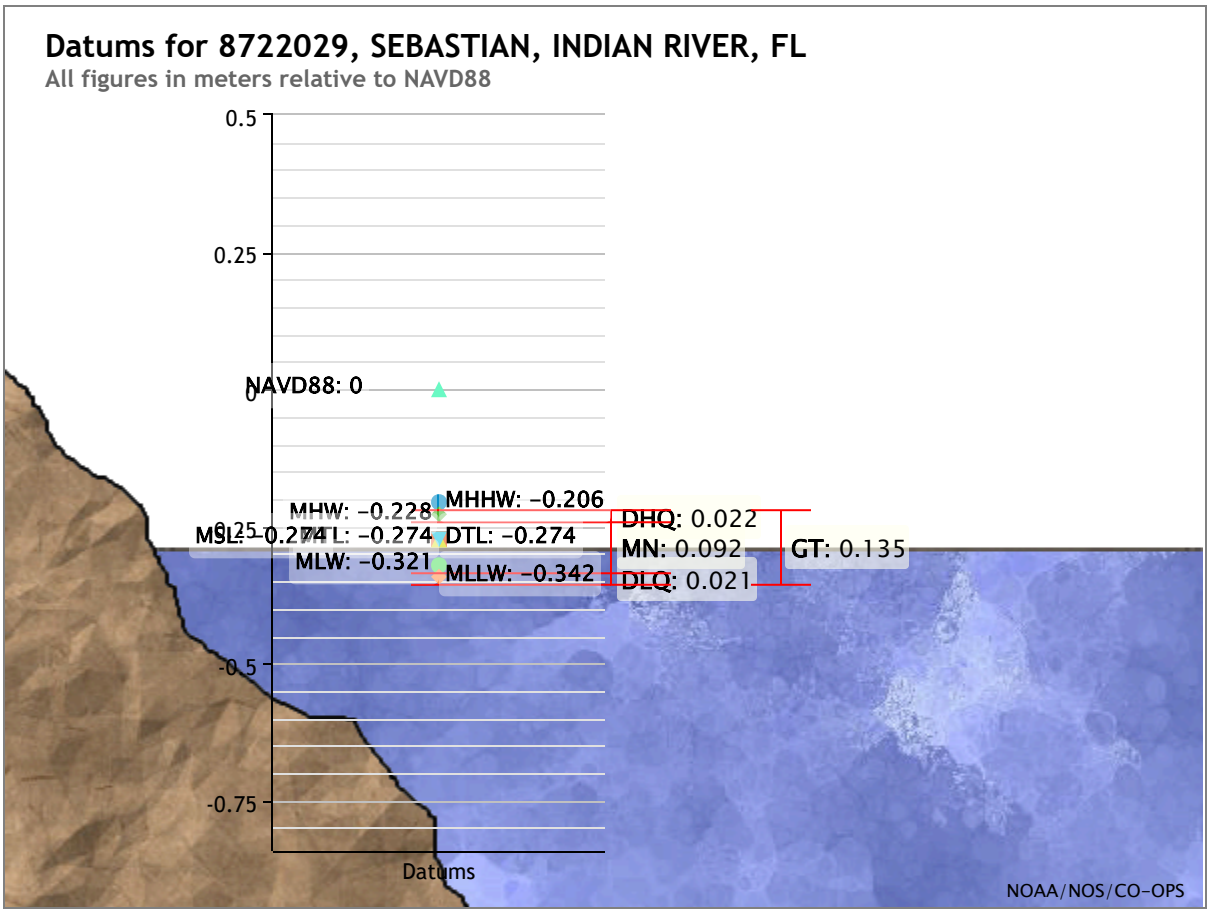
Station: 8722029, SEBASTIAN, INDIAN RIVER, FL
Status: Accepted (Feb 10 2011)
Units: Meters
Control Station: 8723170 Miami Beach, FL
T.M.: 75
Epoch: (/datum_options.html#NTDE) 1983-2001
Datum: NAVD88

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®

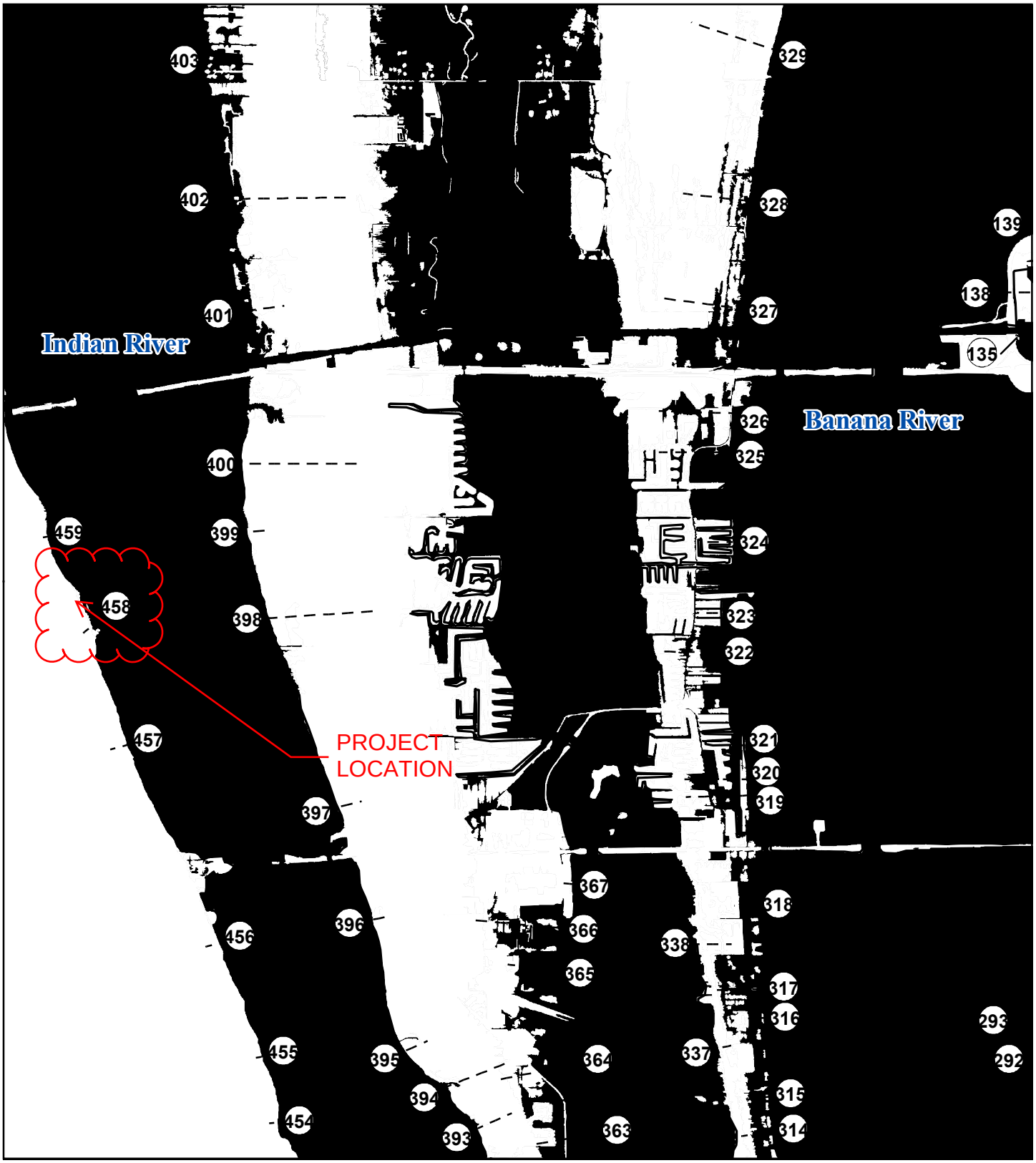
OPERATIONAL FORECAST SYSTEMS

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

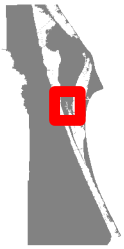
1 inch = 5,000 feet 1:60,000

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.

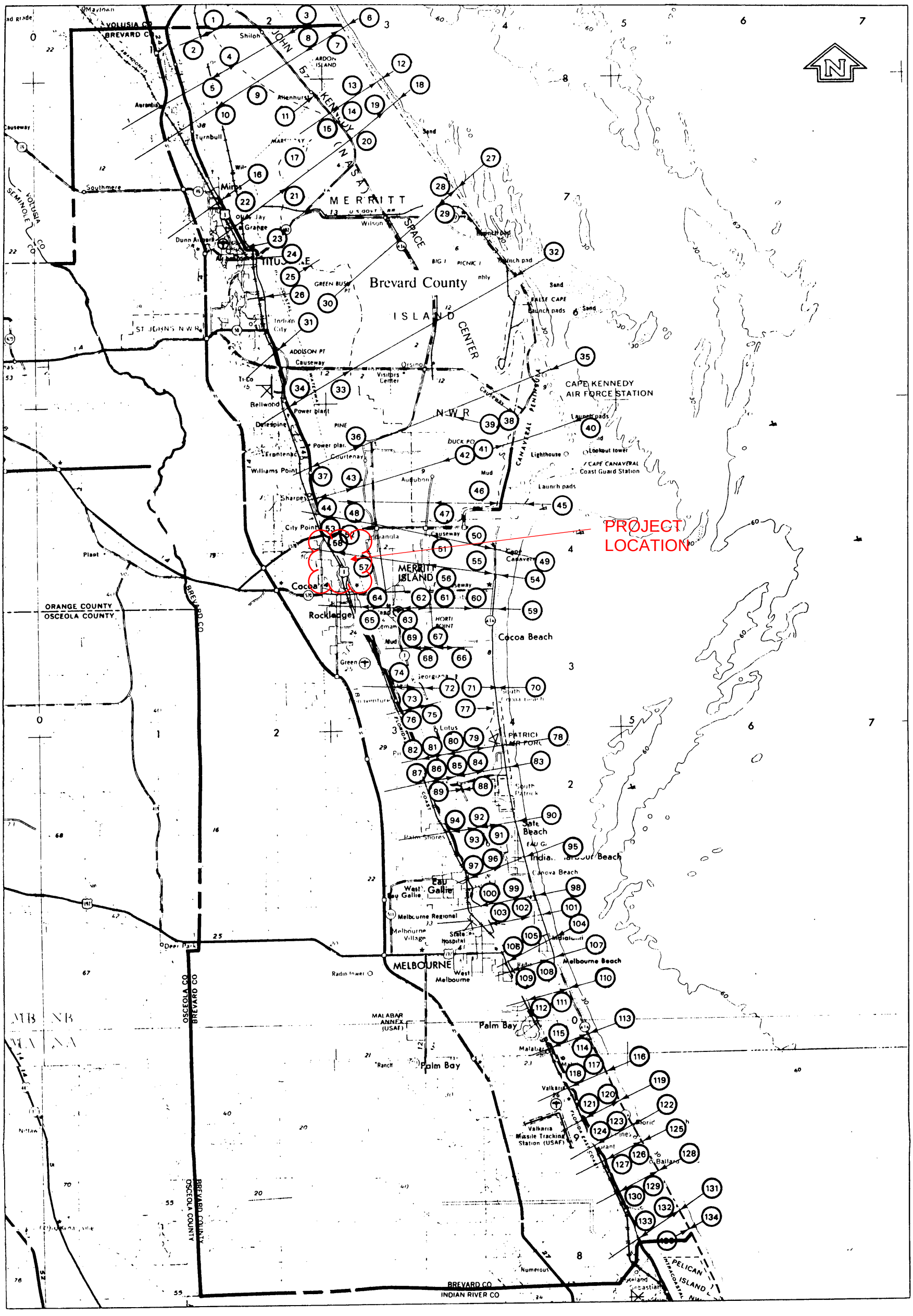


FIGURE 3

FEDERAL EMERGENCY MANAGEMENT AGENCY

BREVARD COUNTY, FL AND INCORPORATED AREAS

APPROXIMATE SCALE

4 0 4 8 12 MILES

TRANSECT LOCATION MAP

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[3]
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

Witness Alexander Galsky
Print Name: Alexander Galsky

Title: Manager

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.

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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

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City of Cocoa
PO Box 1750
Cocoa, FL 32922

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250
70

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1700

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:

[illegible] Tattnall County, Ga.
My Commission [illegible] 1997

[cocoa\misc.2\019]
9-93-3

BK0364PG1883

City of Cocoa
P O Box 1750
Cocoa FL 32922

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500

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37.00

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"

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

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:

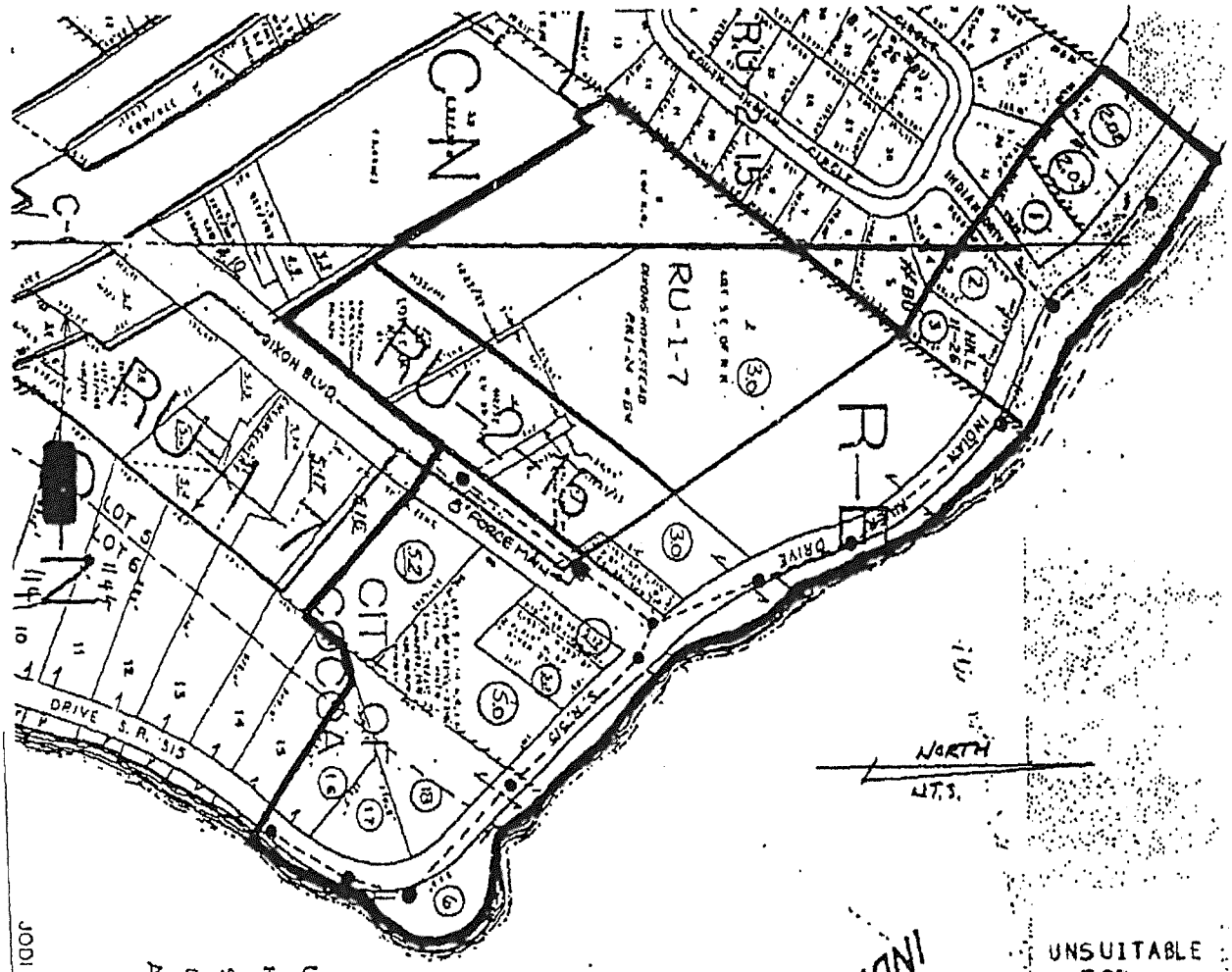
Joan Clark, City Clerk

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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.



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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 THE DESIGN FEES ARE SPLIT 50/50 BETWEEN PHASE 1 FACILITIES AND THE TOTAL AREA FACILITIES 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 THE COSTS WILL BE FUNDED FROM WATER/SEWER RESERVES AND RECOVERED IF AND WHEN THE REMAINDER OF THE PROJECT AREA IS SERVED.

CONSTRUCT GRAVITY SEWER
CONSTRUCT LIFT STATION & FORCE MAIN

TOTAL PROJECT COSTS @ 7/24/97

	DESIGN 7/24/97	PHASE I PROJECT COSTS @ 7/24/97
	$71,500	50%+13.61%*50%= 100% = $40,616
	$197,139	13.61% = $100,139
TOTAL	$285,853	TOTAL $276,806
	$554,492	REMAINDER = $277,853

TAX ID #	ADDRESS	ERC's	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 24-36-21-884-000000.0-0004.01-000	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
2 24-36-21-884-000000.0-0004.01-001	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
3 24-36-21-884-000000.0-0004.01-002	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
4 24-36-21-884-000000.0-0017.00	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
5 24-36-21-884-000000.0-0018.00	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
7 24-36-21-884-000000.0-0005.00	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
8 24-36-21-884-000000.0-0006.01-001	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
9 24-36-21-884-000000.0-0002.02	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
11 24-36-21-884-000000.0-0003.03	1418 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
12A 24-36-21-884-000000.0-0006.12	UNDEVELOPED	1	300	0.79%	$1,089.21	205	6.48%	$8,958.74	$10,046.95	$4,019.58	$1,250.00	$28.00	$5,297.58
12B 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
13 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
14 24-36-21-884-000000.0-0003.00	UNDEVELOPED	70	21,000	55.12%	$76,244.85	1160	36.69%	$50,714.06	$126,958.91	$50,783.56	$87,500.00	$1,960.00	$140,243.56
15 24-36-21-884-000000.0-0002.00	1405 INDIAN RIVER	7	2,100	5.51%	$7,624.47	832	26.29%	$36,363.42	$43,987.88	$17,595.15	$8,750.00	$1,960.00	$28,305.15
16 24-36-21-884-000000.0-0001.00	1411 INDIAN RIVER	1	300	0.78%	$1,089.21	100	3.16%	$4,370.60	$5,459.81	$2,183.92	$1,250.00	$28.00	$3,461.92
	1415 INDIAN RIVER	1	300	0.78%	$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	$272,969.67
										40%			

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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:

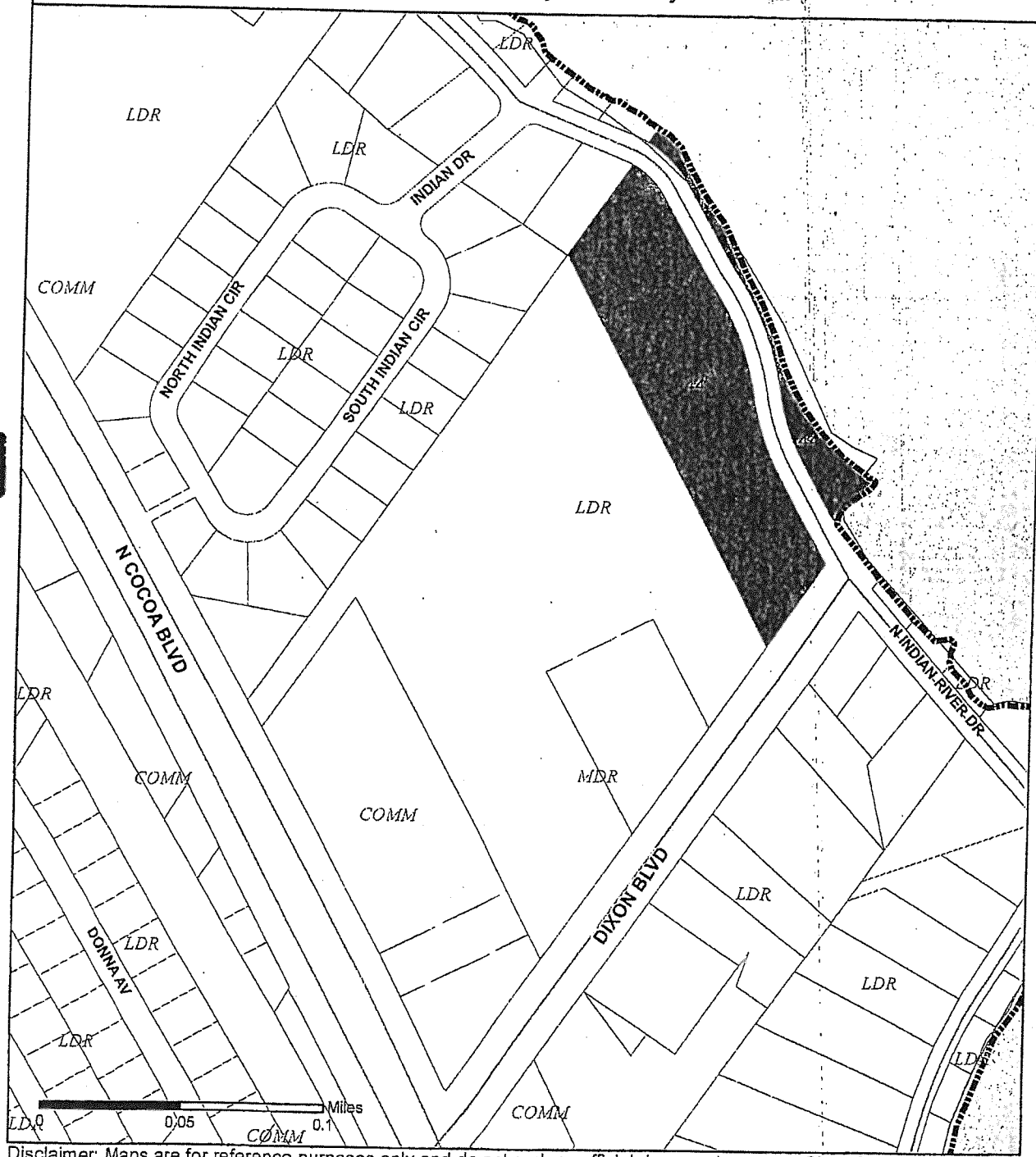
Commence at the intersection of the easterly right-of-way line of US Highway No. 1 as shown on Florida Department of Transportation Right-of-way Map Section 7002-275 with the southerly line of the plat of Indian Hill Subdivision as recorded in Plat Book 11, Page 26 of said Public Records; thence N.38°21'29"E. 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 VGW 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, YUI	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:

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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:

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